



80 Montgomery Avenue
, Lowestoft, NR32 4DX
Guide Price £180,000



80 Montgomery Avenue, Lowestoft, Suffolk, NR32 4DX

Located on Montgomery Avenue in the charming coastal town of Lowestoft, this delightful terraced house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The good size lounge provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The heart of the home is undoubtedly the lovely kitchen diner, which boasts ample space for family meals and gatherings. Additionally, a utility room enhances practicality, making daily chores a breeze. There is also a cloakroom, essential in a family home.

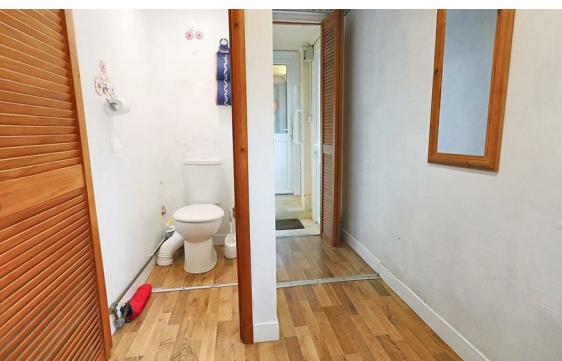
Outside, the property features large easy maintenance gardens that offer a wonderful outdoor space for gardening enthusiasts to indulge their passion. Off-road parking is an added bonus, providing convenience and peace of mind in this bustling area.

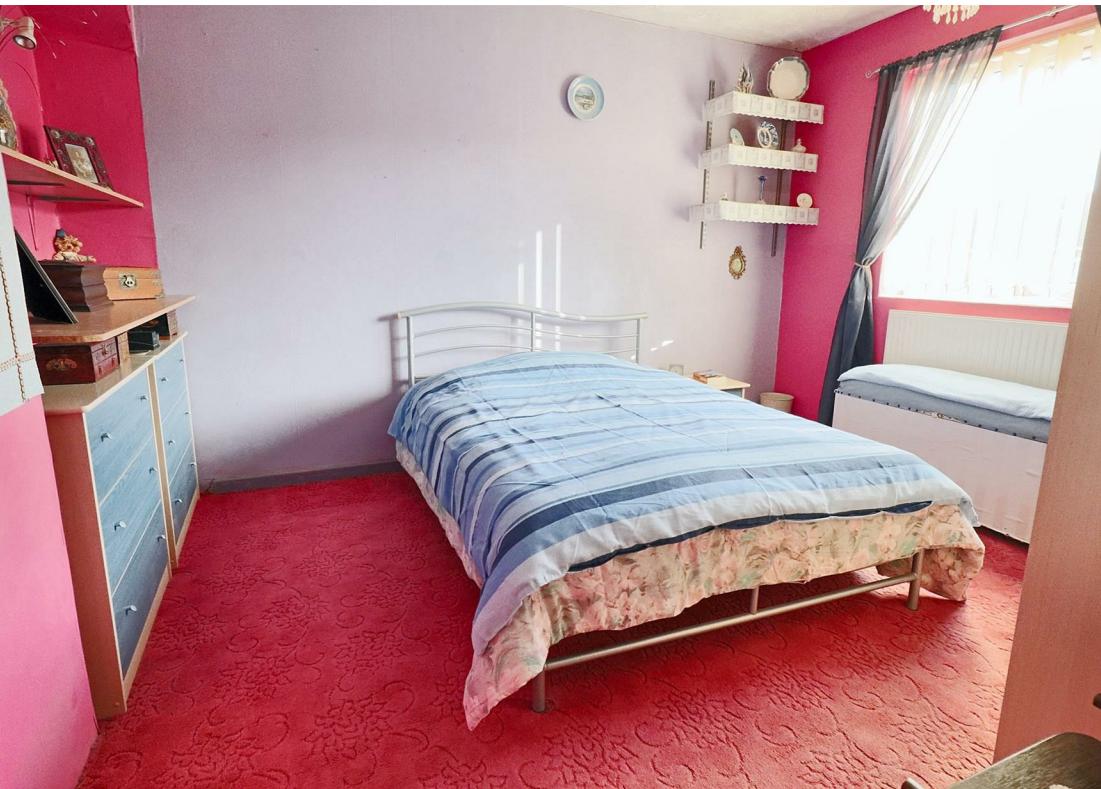
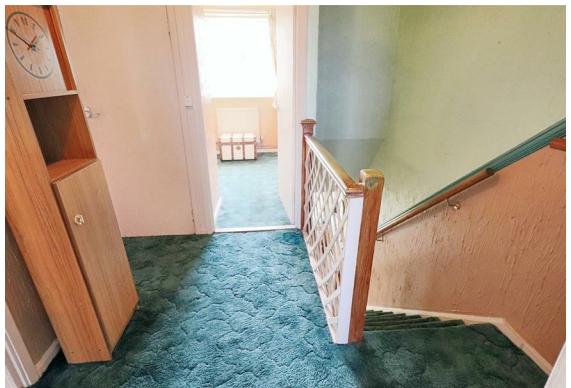
The house benefits from gas radiator heating, UPVC glazing and cavity wall insulation, ensuring warmth and energy efficiency throughout the year.

UPVC double glazed door to:-

ENTRANCE HALL

stairs to first floor, recess under for storage, laminate flooring, double radiator, telephone point.





LOUNGE

upvc double glazed window overlooking the front garden, vertical blinds, double radiator, fitted gas fire with back boiler heating water and radiator system..

SUPERB KITCHEN/DINER

fitted in a range of light oak effect fronted units, single drainer sink, 4 burner ceramic hob, oven/grill, filter hood over, tiled splashback, double radiator, 3 windows with upvc double glazing, upvc door to:-

REAR LOBBY

with a further door to rear garden, access to utility and separate wc and additional side door connecting to the passageway.

UTILITY

plumbing for automatic washing machine, washbasin, power and light, access to:-

NOTE:

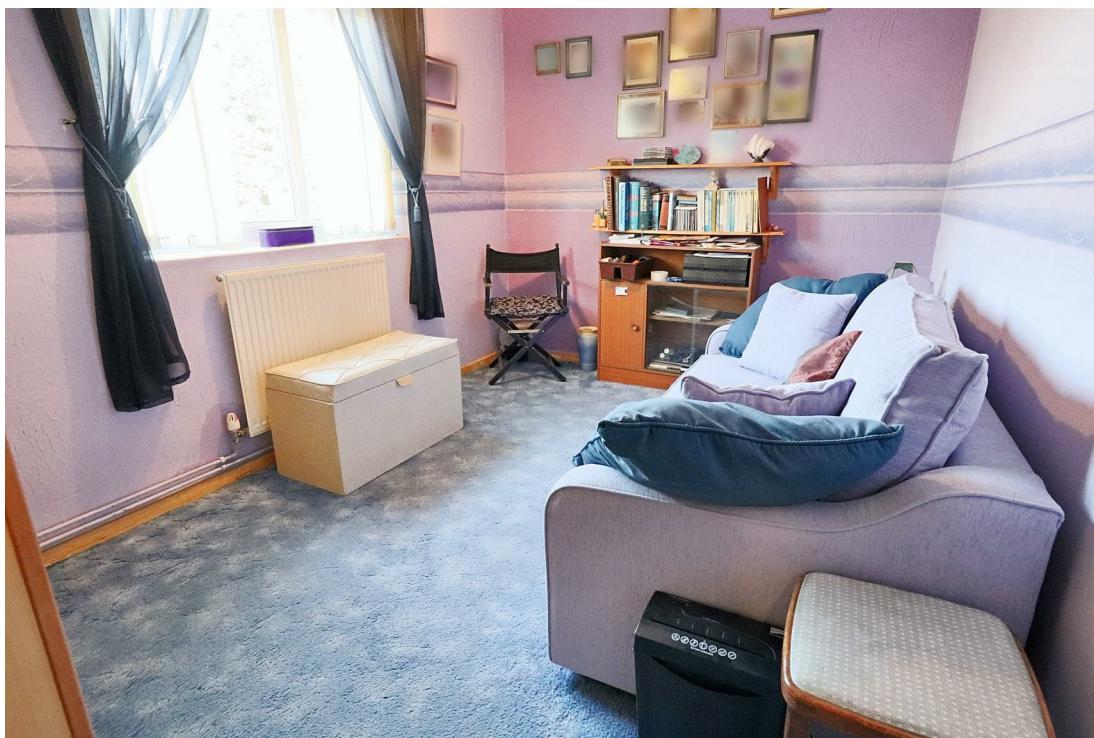
Beko fridge freezer and Beko washing machine are included in the sale.

SEPARATE WC

with low level suite, upvc double glazed window.

STAIRS TO FIRST FLOOR AND LANDING

built-in linen cupboard.



MASTER BEDROOM

with upvc double glazing, vertical blinds, radiator.

BEDROOM 2

upvc double glazed window, vertical blinds, radiator, recessed cupboard area.

BEDROOM 3

upvc double glazed window, vertical blinds, radiator, fitted cabin bed providing a single mattress.

RE-FITTED SHOWER ROOM

double walk-in shower cubicle with shower boarding, Mira instant shower unit, pedestal washbasin, low level wc, radiator, upvc opaque glazed window.

OUTSIDE

To the front, good size concrete driveway providing useful off road parking, wrought iron gates, low level brick retaining wall, raised brick planter, external courtesy lighting. To the side, the property has the benefit of a passageway providing pedestrian access to the rear of the property. To the rear, large easy maintenance gardens with extensive paved patios, established flower and shrub borders, large timber summer house, gravelled garden area, further concrete pad which formerly provided off road parking and could be reinstated if so required, rear gate to service road.





BOUNDARIES

From the road towards the house, No.80 is responsible for the boundary on the rear left side and across the rear of the property.

COUNCIL TAX BAND

B

NOTE:

The boiler has been last serviced on 14/1/25

TENURE

Freehold

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

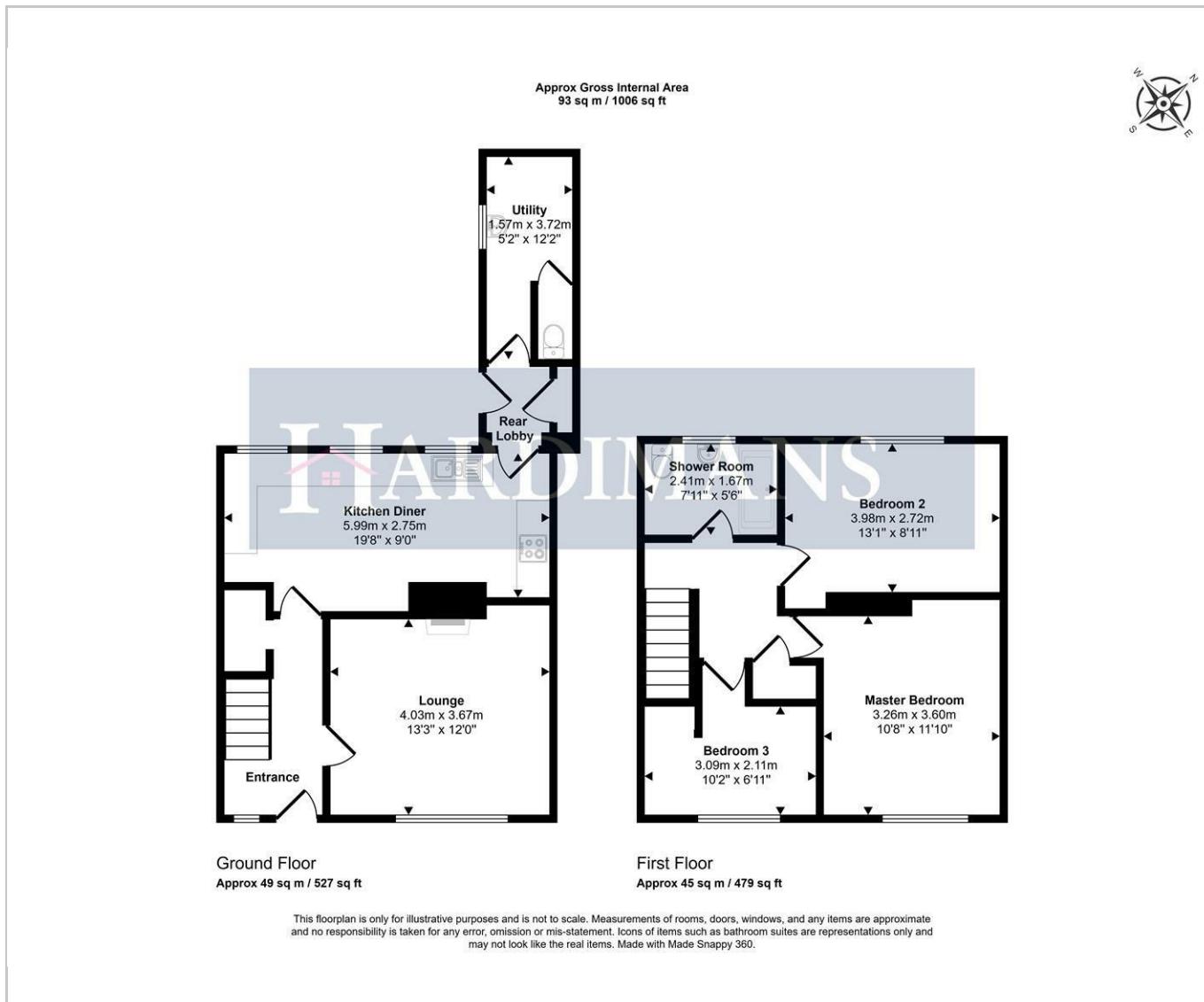
Flood Risk Info: Very low

* Broadband: Ultrafast download 10000 Mbps upload 10000 Mbps

* Mobile EE limited on voice and data, THREE likely, 02 limited on data, VODAFONE likely

* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

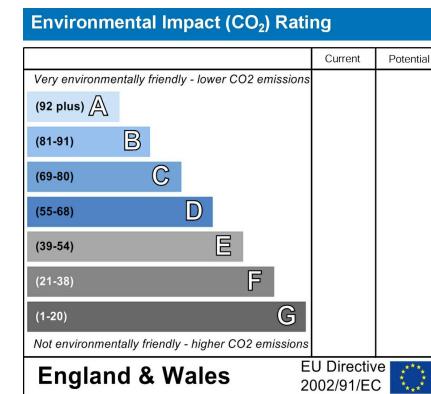
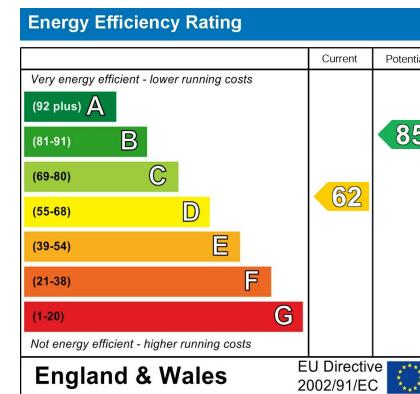
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Lowestoft Office on 01502 515999
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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