



## 57 Avondale Road, Lowestoft

Offers Over £170,000

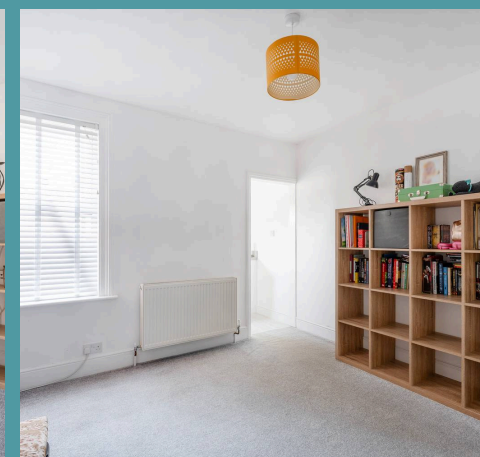
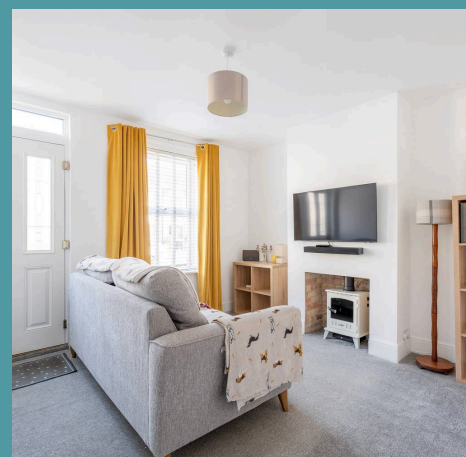
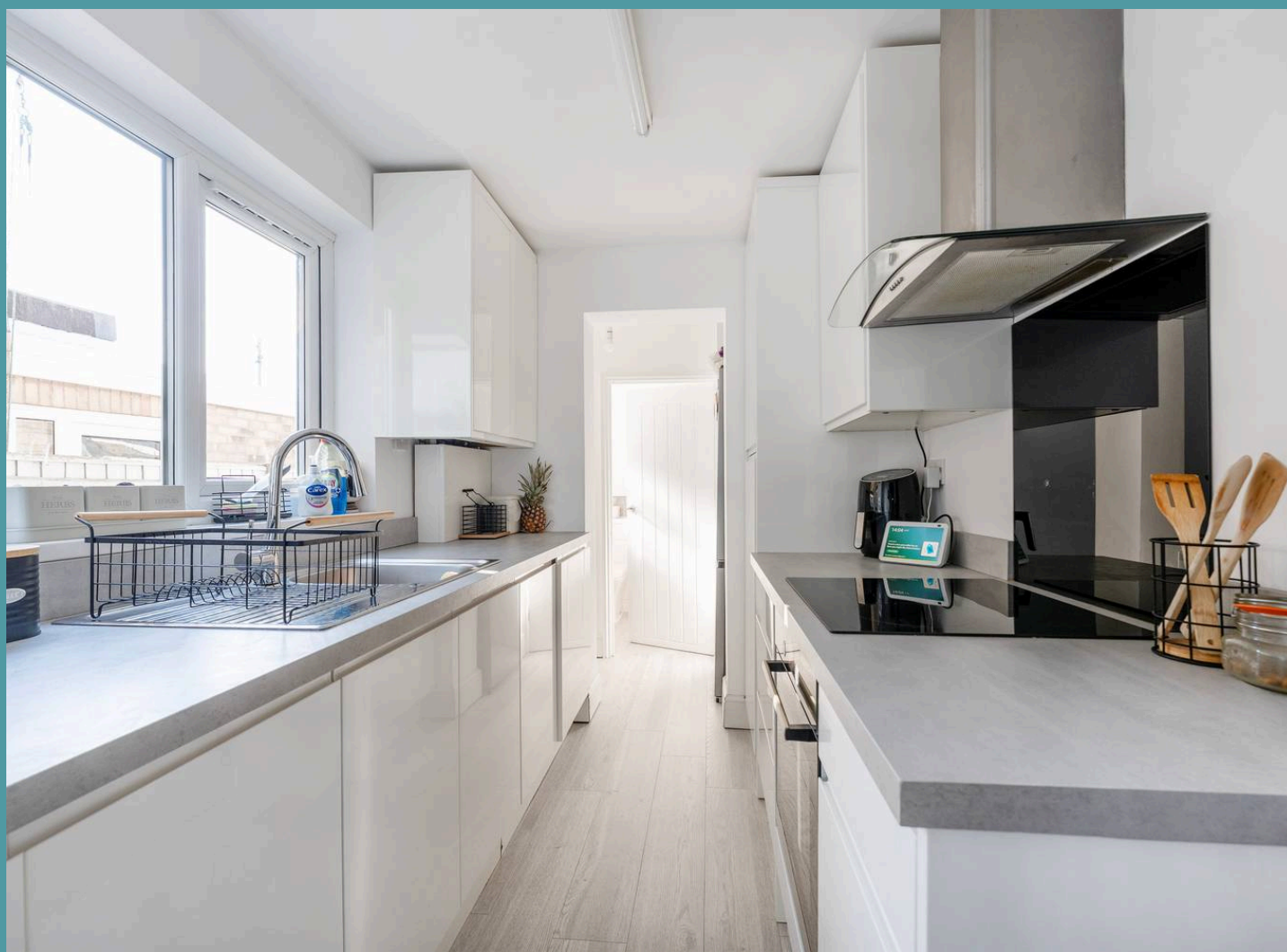
# 57 Avondale Road

## Lowestoft

Located within a prime location of the coastal town of Lowestoft, is this mid-terrace residence that presents a perfect opportunity for first time buyers or investors. With a turn-key condition that is ready to move into straight away, this home showcases two inviting reception rooms, a modern kitchen, a contemporary bathroom suite and three bedrooms. Externally, you will find a low maintenance garden and on-road parking. Don't miss the chance to acquire this residence and enjoy a lifestyle of comfort and ease.

## Location

This home is located on the most easterly point of the British Isles, in the traditional seaside town of Lowestoft. This wonderful seaside destination is steeped in history and offers a delightful blend of coastal allure and urban convenience. With its Blue Flag award-winning sandy beaches, Victorian seafront gardens and two charming piers, residents are treated to strolls along the shore and tranquil moments amidst nature's beauty. There are a number of schools in the area to suit all ages, a range of amenities including a Post Office, Bus Station and Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.





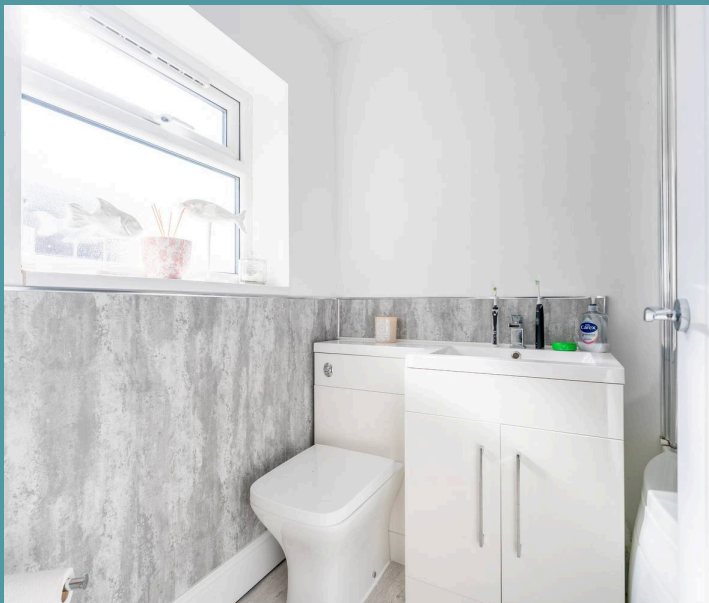
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Upon entering the property, you are greeted by two inviting reception rooms for your versatile seating arrangements and dining set-up, inviting relaxation and entertaining. The kitchen is a focal point of the house, equipped with sleek wall and base units, integrated appliances, and ample storage space, to enhance your cooking experience. Completing the ground floor is a bathroom, comprising of a contemporary three piece suite, including a bathtub with shower attachment, a hand basin and a toilet.

Ascend to the first floor, where you will encounter three bedrooms, each thoughtfully designed to offer the utmost comfort and privacy. The third bedroom has the versatility to be a home office, a dressing room or a playroom for families.

Outside, you'll find a low maintenance garden that is paved, suitable for your outdoor seating arrangements to relax in the sunshine. There is space for a timber shed, if you require additional storage space. It is fully enclosed so you can enjoy in seclusion. At the front of the residence is on-road parking, for convenience and ease.



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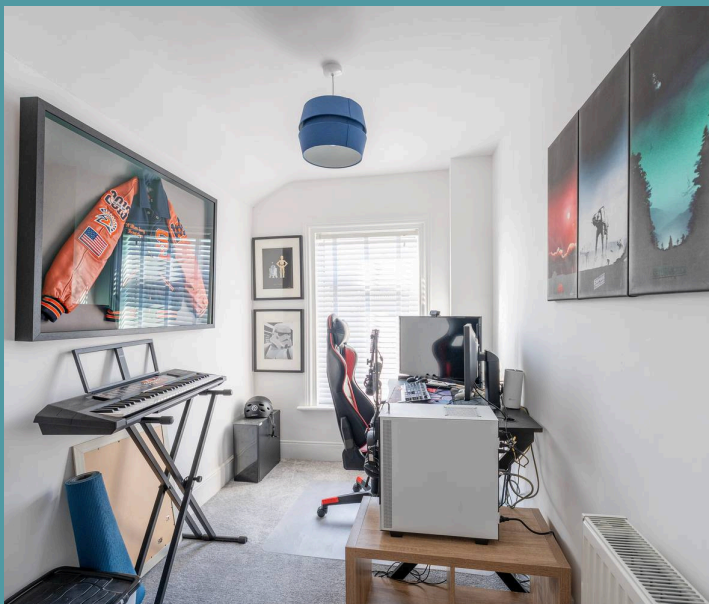
Agents notes

We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

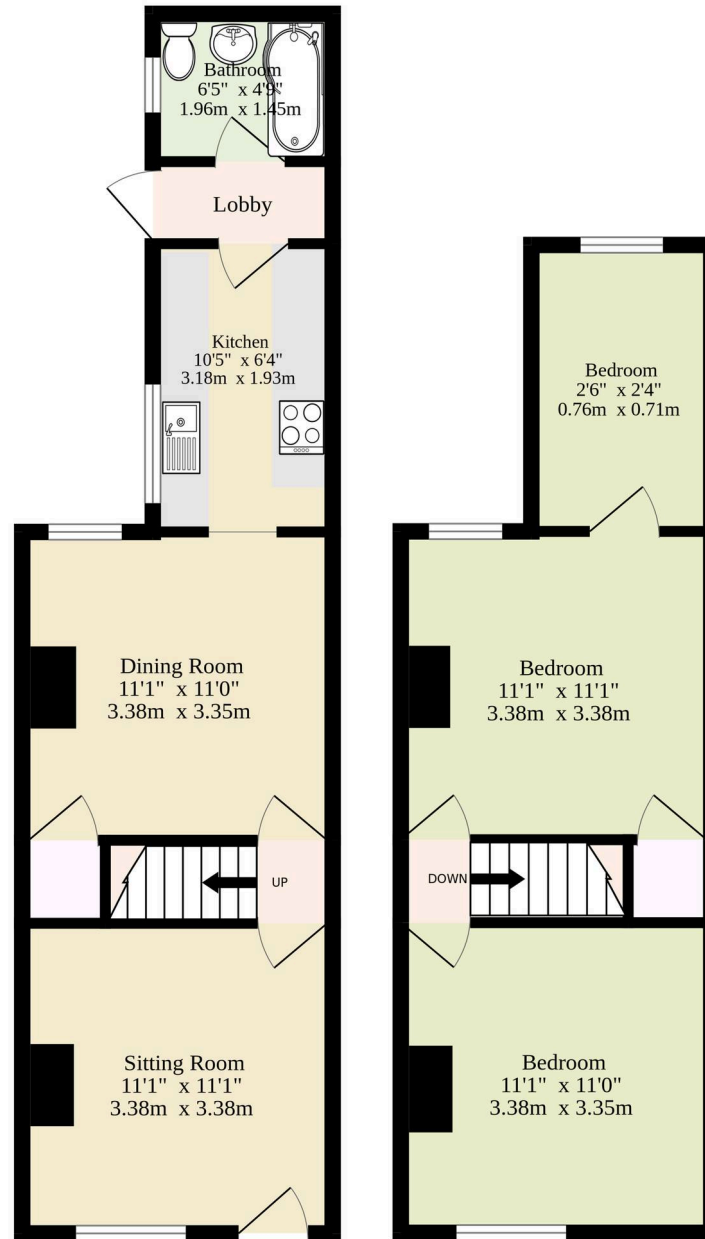
Council tax band: A

- Mid-terrace residence in the coastal town of Lowestoft
- Turn-key condition with modern interior, ready for you to move straight in
- Perfect first home or investment purchase
- Two reception rooms inviting relaxation and entertaining, for your seating arrangements and dining set-up
- Kitchen equipped with sleek wall and base units, integrated appliances and plenty of storage space
- Ground floor bathroom with a contemporary suite
- Three bedrooms
- Low maintenance garden, fully enclosed for privacy
- On-road parking available
- Prime location within easy reach of the town centres amenities, train stations, healthcare facilities and the coast



Ground Floor  
369 sq.ft. (34.3 sq.m.) approx.

1st Floor  
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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