

£240,000
Asking Price



Colville Road

Lowestoft, NR33 9QT

- Semi detached home
- 3 separate bedrooms
- Well presented throughout
- Off road parking
- Garage
- Open plan living
- Period features
- Modern combi gas boiler
- Chain free
- Close proximity to local shops & amenities

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HUBBARD**



Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.



Entrance Hall

UPVC obscure door opens into the entrance hall. The hallway consists of exposed & painted floorboards, radiator, an under stairs storage cupboard, a door opening into the main living space and stairs leading up to the first floor landing.

Main living space

21'10" x 16'9"

The main living space consists of an open plan lounge, diner & kitchen.



Lounge/ diner

Exposed & varnished floorboards, UPVC double glazed bay window to the front aspect, x2 radiators, UPVC French doors opening to the rear garden, open fireplace with a tile hearth & a timber mantle, recessed chimney breast and the open plan layout leads through to the kitchen.

Kitchen

Vinyl flooring, UPVC double glazed window to the side aspect, UPVC double glazed obscure window to the side aspect, tiled splash backs, gas combi boiler, units above & below laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built in oven, space for a dishwasher, an island with an inset gas hob, ample cupboard space & can be used as a breakfast bar if desired. A door opens into the lobby space.



Lobby

Exposed & painted floorboards, loft access, radiator, space for a fridge freezer and doors opening to the utility room & rear garden.



Cloakroom

8'7" x 2'1"

Vinyl flooring, x2 UPVC double glazed obscure windows to the side & rear aspect, tiled walls, toilet, wall mounted wash basin with a tap and space for a washing machine or tumble dryer with a laminate work surface above.

Stairs leading to the first floor landing

Fitted carpet, UPVC double glazed obscure window to the side aspect, loft access and doors opening to bedrooms 1-3 and the family bathroom.

Bedroom 1

12'4" into bay x 10'11"

Fitted carpet, UPVC double glazed bay window to the front aspect, radiator and a decorative fireplace.

Bedroom 2

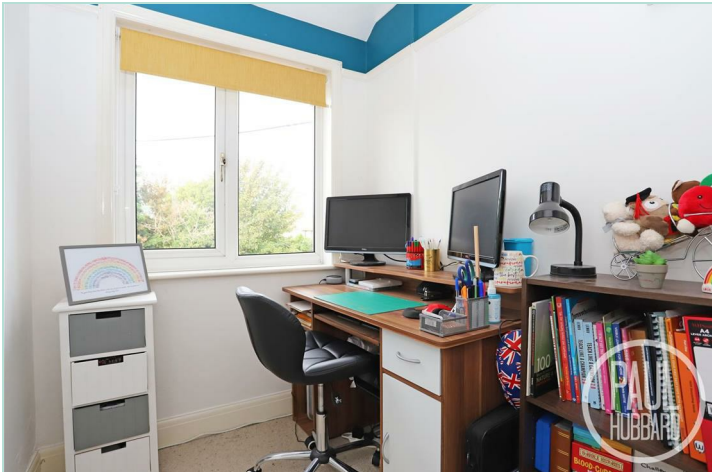
10'11" x 10'5"

Fitted carpet, UPVC double glazed bay window to the rear aspect, radiator, a decorative fireplace and a built in wardrobe.

Bedroom 3

6'9" x 5'5"

Fitted carpet, UPVC double glazed bay window to the front aspect and a radiator.



Bathroom

6'3" x 5'10"

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, part tiled walls, extractor fan, toilet, pedestal wash basin with a mixer tap and a panelled bath with a mixer tap, a hand held shower attachment & a glass screen.

Outside

The front is enclosed by a brick wall surround and offers off-road parking. A step up leads to the storm porch, providing access to the front door. Additionally, gated access to the rear is available.

Steps lead down to the rear garden, which consists of a paved area, a single garage, laid lawn, a timber summerhouse and a variety of trees, plants and shrubs.

Financial services

Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for you. Why not call or email in today to arrange your free, no obligation quote.



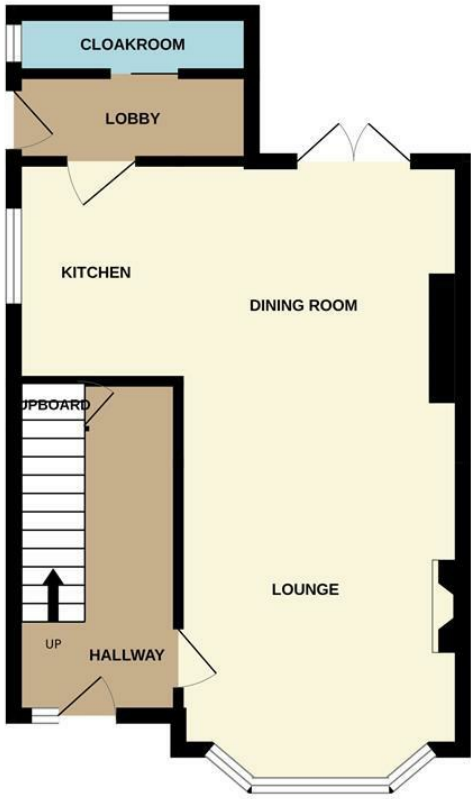




Tenure: Freehold
Council Tax Band: B
EPC Rating: D
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



1ST FLOOR



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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