

Tenure: Freehold
 Council Tax Band: A
 EPC Rating: E
 Local Authority: East Suffolk Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£180,000
 Offers In Excess Of



Carlton Road Lowestoft, NR33 0NB

- Chain free
- Three separate bedrooms
- Garage with off road parking
- Ground floor shower room and first floor bathroom
- Opportunity to make it your own!
- Spacious lounge/diner
- Private rear garden
- Ideal for the investor
- A stones throw from the beach
- Close to local amenities

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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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

2.91m x 2.10m

Double glazed window and door to the front aspect, carpet flooring throughout, stairs leading to the first floor landing and doors opening to the kitchen, lounge/diner and a storage cupboard.

Lounge/Diner

6.54m x 3.84m

Double glazed bay window to the front aspect and a window to the rear, original wood flooring throughout, X2 radiators, brick surround with feature fireplace and a door opening to the rear lobby.

Lobby

1.06m x 0.65m

Obscure window to the side aspect, carpet flooring throughout and a door opening to the shower room.

Shower room

1.65m x 1.51m

X2 obscure windows to the side aspect, carpet flooring throughout, part tiled walls, toilet, wall mounted hand wash basin, walk in electric shower with hand held attachment and a radiator.

Kitchen

3.61m x 2.56m

Window and door to the rear aspect, vinyl flooring throughout, units above and below, laminate worksurfaces, stainless steel sink with drainer, spaces for cooker, washing machine and an integrated extractor fan, wall mounted boiler, storage cupboard and a radiator.

Stairs leading to the first floor landing

Carpet flooring throughout, doors opening to the bathroom and bedrooms 1-3.

Bedroom 1

4.08m max x 3.05m max

Double glazed window to the front aspect, original wood flooring throughout, radiator and space for a double bed.

Bedroom 2

3.84m x 3.65m

Window to the rear aspect, carpet flooring throughout, radiator and space for a double bed.

Bedroom 3

2.63m x 2.58m

Window to the rear aspect, carpet flooring throughout and a built in storage cupboard housing the water tank.

Bathroom

2.34m x 2.11m max

Double glazed window to the front aspect, carpet flooring throughout, toilet, pedestal hand wash basin, bath, radiator, a wall mounted storage cupboard and loft access.

Outside

To the front of the property, a fence encloses the space, which includes a pebble-covered area and a paved path leading to the porch. Surrounding the area are various plants and shrubs, adding natural greenery to the landscape.

To the rear of the property, a slope descends to a paved patio area, bordered by stone edging with plants and shrubs. A garden shed is positioned nearby, and a pathway leads down to a gate at the rear of the property. There is also a garage and parking space accessible from the rear.

Financial services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

