

£210,000
Asking Price



Teesdale

Lowestoft, NR33 8TG

- Semi-detached property
- 3 Seperate bedrooms
- Off road parking for multiple vehicles
- South facing garden
- Popular Carlton Colville location
- Close to local amenities
- Open plan lounge/diner
- Ground floor WC
- Seperate entrance porch
- Opportunity to put your own stamp on it

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**PAUL
HUBBARD**



Location

This 3 bedroom semi-detached property is located in Carlton Colville, on the edge of Lowestoft and Oulton Broad, which is one of the entry points to the stunning Norfolk Broads. Carlton Colville itself benefits from local amenities including schools and supermarkets, whilst offering an easy access link into Lowestoft town centre. Lowestoft provides a central train station and an additional range of amenities.

Porch

UPVC double glazed door to the front aspect, parquet flooring throughout, doors opening to the WC and sitting room.

WC

1.75m x 0.85

UPVC double glazed window to the front aspect, parquet flooring throughout, a radiator, toilet and wall mounted hand wash basin.



Sitting Room

4.18m x 4.68m max

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator, gas fire, stairs leading to the first floor landing, opening to the dining room and door opening to the kitchen.



Dining Room

3.03m x 2.35m

Sliding doors to the rear aspect opening into the garden, carpet flooring throughout and a radiator.

Kitchen

3.27m max x 2.27m

UPVC double glazed window to the rear aspect and door to the side aspect opening to the driveway, vinyl flooring throughout, a radiator, door to an under stairs storage cupboard, wall mounted gas boiler, part tile walls, units above and below, laminate work surfaces, composite sink with drainer, extractor fan and space for appliances including a washing machine, fridge, freezer and oven.



First Floor Landing

UPVC double glazed window to the side aspect, carpet flooring throughout, loft hatch and doors opening to the bathroom and bedrooms 1-3.



Bathroom

2.78m max x 1.89m

UPVC double glazed window to the front aspect, vinyl tile flooring throughout, tile walls, a heated towel rail, pedestal hand wash basin, toilet, bath with mains fed shower above and a door opening to the airing cupboard.

Bedroom 1

3.65m x 2.71m

UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.

Bedroom 2

3.00m x 2.71m max

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and sliding doors opening to a built in wardrobe.

Bedroom 3

2.01m x 2.27m

UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.

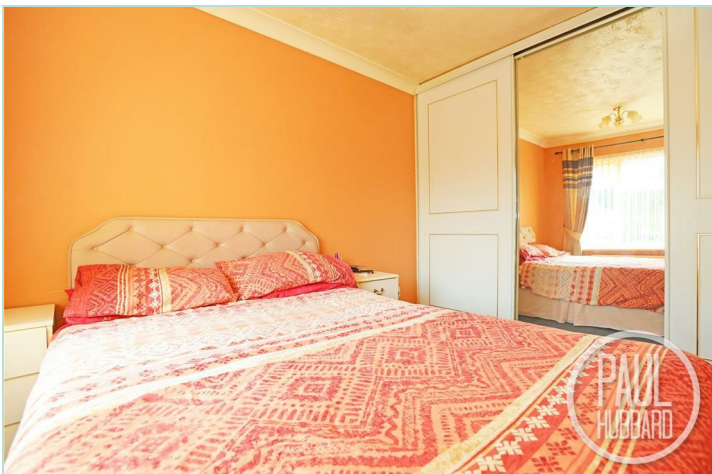
Outside

To the front of the property a small laid lawn garden, brick weave driveway to the main entrance door and off road parking to the side aspect for multiple vehicles.

To the rear of the property a patio seating area with steps that lead up to a raised, south facing laid lawn garden with decorative shingle border and pathway to a timber garden shed.

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.



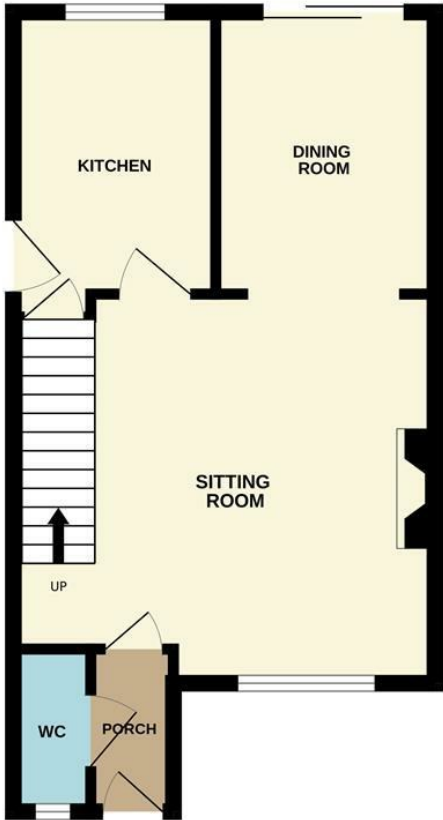




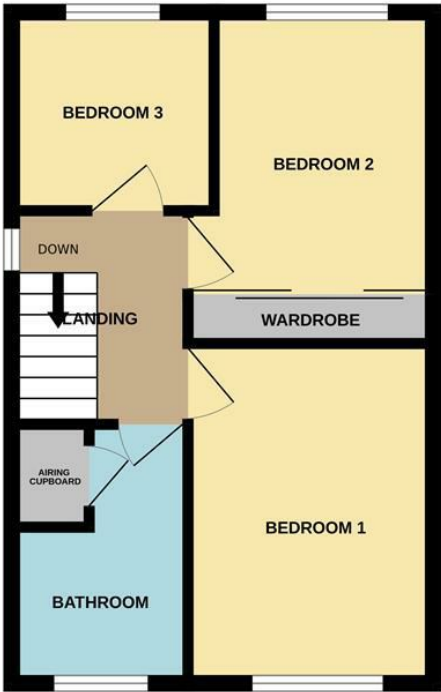
Tenure: Freehold
 Council Tax Band: B
 EPC Rating: TBC
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
 372 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
 351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 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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