

£200,000
Guide Price



Mayfield Road

Carlton Colville, NR33 8RF

- Ideal first time buyer home
- 2 Double bedrooms
- South facing rear garden
- Cul de sac in Carlton Colville
- Chain free
- Close to local amenities
- Garage and driveway
- Open plan lounge/diner
- Separate entrance porch
- Opportunity to put your own stamp on it

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**PAUL
HUBBARD**



Location

This 2 bedroom end terrace is located in a cul de sac within the popular Carlton Colville area, situated 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.



Entrance Porch

1.2m x 1.1m

UPVC double glazed door to the front aspect, carpet flooring throughout, radiator and door opening to the lounge/diner.

Lounge/Diner

6.0m x 3.5m max

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator, stairs leading to the first floor landing and doors opening to the kitchen/breakfast room and under stairs storage cupboard.



Kitchen/Breakfast Room

3.5m x 2.3m

UPVC double glazed window and door to the rear aspect opening into the garden, tile flooring throughout, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, 4 ring electric hob, integrated oven, radiator, wall mounted gas combi boiler, space for a fridge and washing machine.

First Floor Landing

Carpet flooring throughout, doors opening to the bathroom and bedrooms 1-2.



Bedroom 1

3.5m into wardrobe x 3.4m

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

Bedroom 2

3.5m x 2.8m

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

Bathroom

2.0m x 1.7m

UPVC double glazed window to the side aspect, vinyl flooring throughout, part tile walls, radiator, toilet, pedestal wash basin and bath with mains fed shower above.

Outside

Garage (2.5m x 5.3m)

A brick built garage with up and over door to the front aspect, UPVC door to the side aspect, light, power and loft space inside.

To the front of the property a patio pathway to the main entrance door, concrete driveway with timber gate opening to the rear garden and a shingle front garden with decorative plant and shrub borders.

To the rear of the property a fully enclosed south facing laid lawn garden which houses a timber garden shed, patio seating area and pathway to the garage.

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: A
 EPC Rating: TBC
 Local Authority: East Suffolk Council

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



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