



Gondree, Carlton Colville Lowestoft NR33 8UE

welcome to

Gondree, Carlton Colville Lowestoft

William H Brown are delighted to present this one bedroom ground floor maisonette in Carlton Colville, Lowestoft. The property offers spacious rooms and ample parking! Please call 01502 585998 today to schedule in your viewing appointment.



William H Brown are thrilled to be able to offer the rare opportunity to purchase a one bedroom ground floor maisonette in Carlton Colville, Lowestoft. The property is in an ideal location, within close proximity to local shops and other amenities. The property offers ample parking with its own parking bays, and a spacious, private rear garden that wraps around the side of the home. Inside the property, the maisonette offers good space and living accommodation for all with a lounge, kitchen, fully functional wet room and bedroom at the rear! Please call William H Brown today on 01502 585998 to schedule in your booking !

Ground Floor

Entrance Porch

Double glazed front door, Door leading to lounge, Carpet flooring.

Lounge

16' 7" Max x 11' 5" Max (5.05m Max x 3.48m Max)
Double glazed window to front and side aspect,
Electric radiator, Telephone point, TV, Telephone and Power Points, Carpet flooring.

Kitchen

13' 6" x 5' 8" (4.11m x 1.73m)
Double glazed window and door to front aspect,
Partially tiled walls, Fitted kitchen wall and base units with work surfaces, Sink and drainer unit, Space for fridge/freezer , washing machine and power points, Power points, Lino tile effect flooring.

Hall

Access to bathroom and bedroom, Built in storage cupboard, Power points, Carpet flooring.

Bathroom

Fully tiled walls, Toilet, Wash hand basin, Vanity unit, Extractor fan, Functioning wet room area with over head electric shower, Lino flooring.

Bedroom 1

12' 3" Into Wardrobe x 9' 2" (3.73m Into Wardrobe x 2.79m)
Double glazed window to rear aspect, Double bedroom, Electric radiator, Built in mirrored, sliding door wardrobe, Carpet flooring.

Outside

Front Garden

Shingle with pathway/stepping stones to front door, Parking to front and side access.

Rear Garden

Wrap around low maintenance garden, concrete paving for seating and shingle with shrubbery to side, Timber shed to rear.



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Gondree, Carlton Colville Lowestoft

- Ground Floor
- Maisonette
- Popular Location
- Private Wrap Around Garden
- Ample Parking

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 100 years from 01 Apr 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£100,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW107107 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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