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**£170,000**



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## 44 Lucerne Close, Carlton Colville Lowestoft, NR33 8EZ

- MODERN MID TERRACE
- TWO DOUBLE BEDROOMS
- LARGE LOUNGE
- EXCELLENT INVESTMENT
- PERFECT FIRST TIME BUY
- CHAIN FREE
- ALLOCATED PARKING
- DOUBLE GLAZED THROUGHOUT
- PLEASANT NEIGHBOURHOOD
- REQUIRES SOME COSMETIC TLC

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION

### GROUND FLOOR

**Lounge** 4.63m x 3.40m (15' 2" x 11' 2") narrowing to 2.76m

Enter through your part-glazed front door into your Lounge. Plenty of natural daylight is beamed in through the large uPVC sealed unit double glazed window which overlooks your front Garden. There's a radiator, wood flooring, a large storage cupboard and your staircase leads you up to all first floor rooms. A part-glazed door leads you in to your ...

**Kitchen Diner** 3.40m x 2.51m (11' 2" x 8' 3")

Your Kitchen Diner is 'open-plan' with two halves. Your Dining area provides plenty of space for a dining table, it features a radiator and a glazed door leading outside

On the Kitchen side, a range of base and wall units are fitted to three walls complete with traditional painted 'oak' style doors and drawers with a roll edge worktop over. Integrated appliances include a cooker extractor hood over a space for your cooker, while there is plenty of space provided for your tall fridge freezer and automatic washing machine. Your stainless-steel sink is located under your uPVC sealed unit double glazed window which looks out into your Garden. Your central heating boiler is also located here and a vinyl floor tiling is laid underfoot.

### FIRST FLOOR

#### Landing

At the top of the stairs, your landing features a fitted carpet and doors lead off to both Bedrooms and family Bathroom.

**Bedroom 1** 3.40m x 3.40m (11' 2" x 11' 2") narrowing to 2.37m

Located at the front part of the property with two uPVC sealed unit double glazed windows, fitted carpet, radiator and large storage cupboard.

**Bedroom 2** 3.40m x 1.91m (11' 2" x 6' 3") max

Still a good size double with a uPVC sealed unit double glazed window to rear Garden views, fitted carpet and radiator.

**Bathroom** 1.84m x 1.47m (6' x 4' 10")

Located centrally with a suite comprising of panel bath with electric shower over, pedestal sink and low level WC. Vinyl floor covering, part tiled walls and radiator also feature.

### OUTSIDE

#### Front Garden

The property is set back from the road and benefits from a larger than average front Garden which is mainly laid to shingle with a concrete pat leading to your front door.

#### Rear Garden

Enclosed by fence and very private, your rear Garden features an artificial lawn, shrub bed and timber shed at the end.

#### Council Tax

East Suffolk Band A

#### EPC Band D

### SUMMARY

Whether you are in the market for your first home, an investment buyer or looking to downsize this could be the one for you.

Located at the end of a quiet yet popular cul-de-sac in Carlton Colville, you may want to give it a refresh to your own taste.

To view, call us on the numbers on page one.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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## A MODERN MID TERRACE IN A POPULAR NEIGHBOURHOOD IN CARLTON COLVILLE!

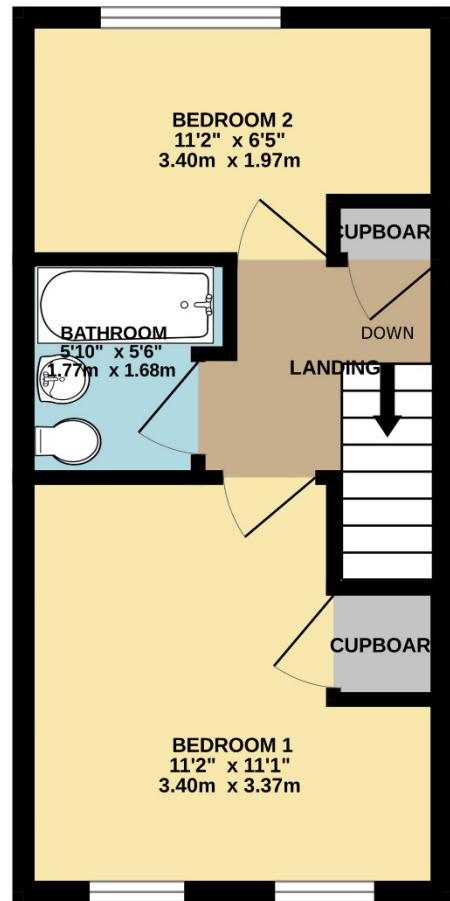
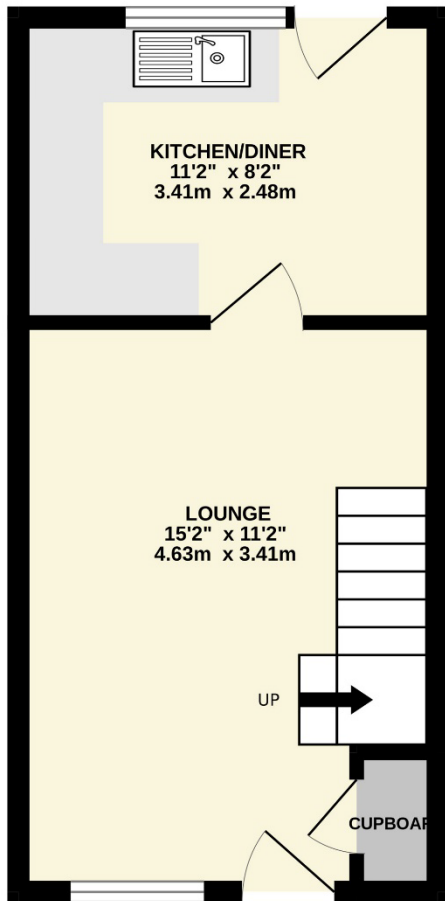
We are delighted to offer for sale this two bedroom starter home / investment property in a cul-de-sac location. Your accommodation comprises of a Lounge and Kitchen Diner on the ground floor, while upstairs, two good size Bedrooms and family Bathroom. The property benefits from an upgraded combi boiler, uPVC double glazing and outside there's a lovely enclosed rear Garden. All of this with allocated offroad parking.

**MAY REQUIRE SOME COSMETIC TLC TO YOUR TASTE | NO ONWARD CHAIN**

### LOCATION & AMENITIES

Situated in a quiet cul-de-sac located in Carlton Colville in a development just off the A146 making the towns of Beccles and Lowestoft easily accessible. Good schools, public transport and the beach are also convenient and the stunning Suffolk countryside is right on your doorstep. Also convenient for a range of local amenities such as shops, doctors surgery, pharmacist, pubs and restaurants.

**Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: [steve@one-estates.co.uk](mailto:steve@one-estates.co.uk)**



44 LUCERN CLOSE, CARLTON COLVILLE

TOTAL FLOOR AREA: 521 sq.ft. (48.4 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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