



Ranville, Carlton Colville, Lowestoft, NR33 8UB

Guide Price £150,000

- NO CHAIN
- POPULAR LOCATION
- GAS CENTRAL HEATING
- 2 BEDROOMS
- SOUTH FACING GARDEN
- OFF ROAD PARKING
- KITCHEN / DINER
- uPVC DOUBLE GLAZED WINDOWS
- CALL TO VIEW

In NEED of an OWNER... this 2 bed TERRACE HOUSE could be a LOVELY HOME...

With NO CHAIN, this property is READY... Comprising an entrance lobby, lounge & KITCHEN / DINER; 2 bedrooms & bathroom, uPVC double glazing & GCH throughout. Laid to lawn SOUTH FACING rear garden & off road parking.

Set on a popular development in Carlton Colville, close to all amenities, good schooling, play parks & public transport to the nearby towns & villages.

CALL to VIEW 01502 576840

ENTRANCE PORCH

Part uPVC door into a handy lobby; fitted carpet, power point and built-in cupboard gives storage and houses the meters and consumer unit.

LOUNGE

4.46m x 3.25m (14'7" x 10'7")
Overlooking the front of the home; fitted carpet, uPVC double glazed window, radiator, TV and power points. Stairs up to the first floor and opening into...

KITCHEN / DINER

4.13m x 2.58m (13'6" x 8'5")
Wall and base units with worktop, inset sink / drainer, oven with electric hob and space / plumbing for your chosen appliances. Vinyl flooring, uPVC double glazed window, radiator, power points and gas central heating / domestic hot water boiler in situ; under stair cupboard provides the ideal pantry whilst the part uPVC door leads out to the rear garden.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to both bedrooms, bathroom and the airing cupboard that houses the hot water cylinder / immersion; loft access in situ.

BEDROOM 1

4.12m x 3.40m (13'6" x 11'1")
Double bedroom at the front of the home; fitted carpet, uPVC double glazed windows, radiator and power points.

BEDROOM 2

3.05m x 2.23m (10'0" x 7'3")
Overlooking the rear garden; fitted carpet, uPVC double glazed windows, radiator, power points and built-in wardrobes.

BATHROOM

White suite comprises a pedestal basin, WC and bath with mains shower; vinyl flooring, opaque uPVC double glazed window, radiator and extractor fan.

OUTSIDE

Laid to lawn gardens with a patio at the rear, water tap and pedestrian gate to the off road parking.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND B

ENERGY PERFORMANCE - RATING D



RAVHILL, CARLTON COLVILLE, LOWESTOFT

TOTAL FLOOR AREA: 602 sq ft (55.9 sq m) approx.

These plans are intended to provide a general impression of the proposed development. They do not constitute an offer of any property and are not intended to be used as a basis for any financial or other decision. The plans are subject to change without notice and are not intended to be used as a basis for any financial or other decision. The plans are subject to change without notice and are not intended to be used as a basis for any financial or other decision.

