

templewicks
estate agents



Guide Price: £185,000
36 Colsterdale, Lowestoft



BRITISH
PROPERTY
AWARDS
2023 - 2024

GOLD WINNER

LETTING AGENT
IN BECCLES &
LOWESTOFT



A mid terraced modern house located in this popular location in Carlton Colville. The property benefits from sealed unit double glazing, a newly installed modern front door and gas fired radiator central heating. This ideal starter or investment home has well planned living accommodation including a lounge/diner, kitchen, conservatory and two first floor bedrooms. Outside there is off road parking and an enclosed rear garden. The property has no onward chain.

Property Features:

- End Of Chain
- Two Bedrooms
- Fitted Kitchen
- Lounge/ Diner
- Conservatory
- Enclosed Rear Garden
- Gas Central Heating
- uPVC Double Glazing
- Off Road Parking



The Property

The front door leads into an entrance porch and in turn a door opens into the lounge/diner with staircase rising to the first floor and window to the front aspect. The kitchen is located to the rear of the property and comprises worktop with inset stainless steel sink and drainer with cupboards and recess, space and plumbing for a washing machine, adjoining worktop with cupboards and drawers beneath and space for freestanding electric cooker, adjoining tall cupboard and space for fridge/freezer. Leading off the kitchen is a door that leads into a white uPVC sealed unit double glazed conservatory with French style doors out to garden. From the lounge, the staircase rises to the first floor and landing with roof access hatch leading to insulated roof space. You will find two bedrooms on this floor, both having uPVC sealed unit double glazed windows and are serviced by a bathroom comprising panel bath with shower over, low level W/C and pedestal was basin.



External

Outside to the front there is two side by side parking spaces and a path leading to the main entrance. To the rear there is a fully enclosed garden that is lawned, having a stepping stone style path which leads to a timber shed and rear access gate.

Location

Carlton Colville is located within two miles of the seaside and the town centre of Lowestoft, giving access to retail parks, large supermarkets and various other amenities. Carlton Colville is a short distance from the coastal village of Pakefield with its panoramic views and where you will find wonderful coastal walks. There is a convenience store on this particular estate, and a regular bus service that provides easy access to nearby towns of Beccles, Oulton Broad and Lowestoft. Close by are local Primary & High Schools, along with many public houses, restaurant's and other leisure facilities.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: A

Services: Gas for hot water and central heating, mains drainage, electricity and water connected.

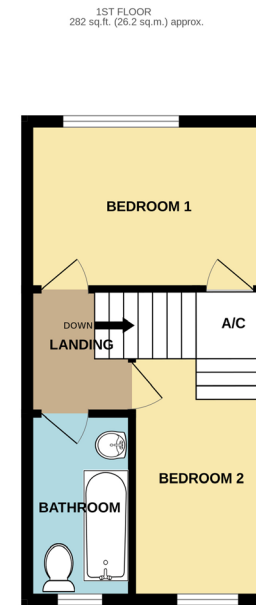
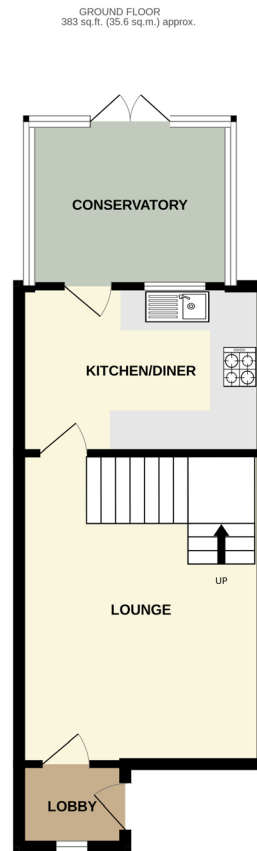
Viewings: By Appointment Only

Post Code: NR33 8TN

EPC Rating: D

Tenure: Freehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.



COLSTERDALE, CARLTON COLVILLE
TOTAL FLOOR AREA : 664 sq.ft. (61.7 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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