



*Hall Road,
Lowestoft, Suffolk*

A mid terraced house being offered with no onward chain that requires some further updating. The property is heated by a gas fired radiator central heating system and has well planned living accommodation including a sitting room, kitchen/ diner, ground floor bathroom and three separate first floor bedrooms.

Outside there is a good size fully enclosed garden and on street parking to the front.

Property Features

- Mid Terraced House
- Three Bedrooms
- Sitting Room
- Kitchen Diner
- Ground Floor Bathroom
- Three First Floor Bedrooms
- Enclosed Rear Garden
- Chain Free
- Ideal First Time Purchase



The Property

Entering the property through the front door you are greeted by the sitting room which has the benefit of an open brick fireplace and a window to the front. The kitchen diner can be found to the rear of the property and has a worktop with inset sink and drainer with cupboards under and recess with space and plumbing for a washing machine, adjoining worktop with inset four ring electric hob with oven/grill under, window overlooking rear garden, space for upright fridge/freezer and door concealing staircase to the first floor.

Leading off the rear lobby you will find a door that leads out to the rear garden and a door into a bathroom that comprises panelled bath, low level W/C and wash basin. From the kitchen the staircase rises to the first floor and landing where you will find three separate bedrooms.



**External**

Outside to the front the property is approached via a metal gate which leads onto a shingle garden with path to front entrance. To the rear you will find a fully enclosed garden which is mainly laid to lawn and a side gate that provides access across adjoining neighbours which in turn leads to the front of the property.

Location

The seaside town of Carlton Colville is located around two miles of Pakefield, where you will find a beautiful beach. Carlton Colville is around three miles of the town of Lowestoft. The town itself has much to offer including a primary school, a parish church and East Anglia Transport Museum. Carlton Colville is south of the River Waveney, where there is an area of marshland and reedbed. This area forms part of Carlton and Oulton Marshes Nature Reserve, a site operated by Suffolk Wildlife Trust.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: A

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

Viewings: By Appointment Only

Post Code: NR33 8BT

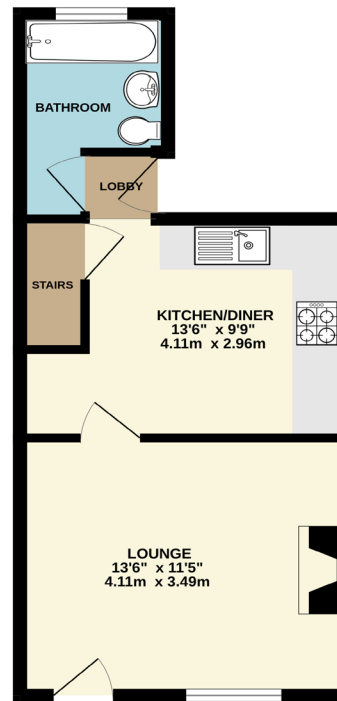
EPC Rating: C

Guide Price : £185,000

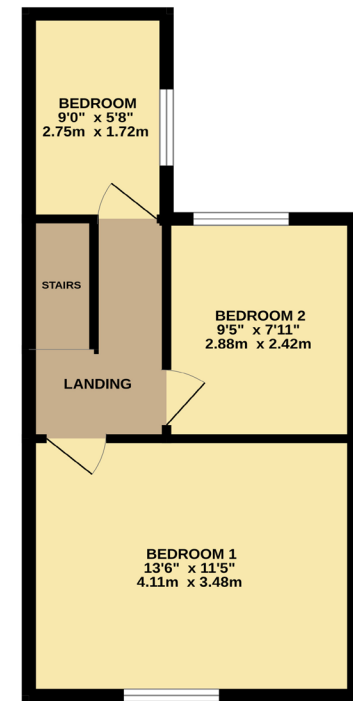
Tenure: Freehold

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.

GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



24 HALL ROAD, CARLTON COLVILLE

TOTAL FLOOR AREA: 672 sq.ft. (62.4 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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