

Tenure: Freehold
 Council Tax Band: B
 EPC Rating:
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£210,000
 Asking Price



Gondree

Carlton Colville, NR33 8UE

- Conveniently located mid terrace family home
- 3 separate bedrooms
- 2 reception rooms
- Allocated off road parking for 2 vehicles
- Fully enclosed rear garden
- Perfect for making your own
- Double glazing
- Gas central heating
- Popular location in Carlton Colville
- Close to local amenities and shops

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 recheck the measurements





Location

This home is located in Carlton Colville, on the edge of Lowestoft and Oulton Broad, which is one of the entry points to the stunning Norfolk Broads. Carlton Colville itself benefits from local amenities including schools and supermarkets, whilst offering an easy access link into Lowestoft town centre. Lowestoft provides a central train station and an additional range of amenities.

Entrance hall

Composite door to the front aspect, Tile flooring, radiator, a door opening to the sitting room and stairs leading to the first floor landing.

Sitting room

4.75 max x 4.1 max
UPVC double glazed window to the front aspect, fitted carpet, radiator, fuse board and a door leading through to the kitchen/diner.

Kitchen/ diner

4.1 x 2.62
Tile flooring, feature serving hatch, radiator, units above & below, laminate work surfaces, tile splash backs, inset stainless steel 1.5 sink & drainer with mixer tap, integrated extractor hood, spaces for oven, washing machine, fridge- freezer, tumble dryer & a slimline dishwasher and an opening leading through to the family room.

Family room

3.63 x 3.43
Laminate flooring, UPVC double glazed window to the rear aspect, x2 Velux windows, radiator, spotlights and French doors opening to the rear garden.

Stairs leading to the first floor landing

Fitted carpet, loft access and doors opening to bedrooms 1-3 and the family bathroom.

Bedroom 1

4.11 max x 3.47 max
Laminate flooring, x2 UPVC double glazed windows to the front aspect, radiator and a cupboard housing the gas combi boiler.

Bedroom 2

3.17 x 2.29
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 3

2.29 x 1.76
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Outside

At the front a pathway leads to the front door along with two allocated off-road parking spaces opposite.

The fully enclosed rear garden consists of a paved area, a practical timber storage shed, mature trees and gated access at the rear.

Financial services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

