

£230,000  
Asking Price



## Carlton Road Lowestoft, NR33 0NA

- Spacious mid terrace
- 3 Separate bedrooms
- Double garage with off road parking
- South facing garden
- Close to local amenities
- Walking distance to the beach
- Sizeable kitchen
- Utility room
- Ground floor WC
- Opportunity to put your own stamp on it





### Location

This 3 bedroom family home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.



### Entrance Hall

UPVC double glazed windows and door to the front aspect, carpet flooring throughout, radiator, picture rail, stairs leading to the first floor landing and doors to the lounge/diner and kitchen.

### Lounge/Diner

7.30m into bay x 4.36m max

An open plan space comprising of a UPVC double glazed bay window to the front aspect, carpet flooring throughout, x2 a radiators, an electric fire and sliding doors opening into an additional reception room.



### Reception Room

3.90m x 2.87m

Sliding door to the rear aspect opening into the garden, tile flooring throughout, feature panel high ceiling and a radiator.

### Kitchen

5.27m max x 2.90m max

Tile flooring throughout, part tile walls, units above and below, laminate work surfaces, serving hatch through to the dining area, ceramic hob, integrated oven, sink with drainer, space for appliances including a fridge and freezer. Feature panelled high ceiling, window and door opening to the utility room.



### Utility Room

1.90m x 1.83m

Door and window to the rear aspect opening into the garden, tile flooring throughout, part tile walls, laminate work surface with space below for a washing machine and tumbler dryer, inset stainless steel sink and door opening to the WC.

### WC

1.82m x 0.86m

UPVC double glazed window to the rear aspect, tile flooring throughout, toilet and pedestal hand wash basin.

### First Floor Landing

Carpet flooring throughout, loft hatch and doors opening to the bathroom, bedrooms 1-3 and a cupboard.



### Bathroom

2.39m x 2.03m

UPVC double glazed window to the rear aspect, carpet flooring throughout, tile walls, radiator, toilet, pedestal hand wash basin and a bath within a tile surround.

### Bedroom 1

4.08m into bay x 3.45m

UPVC double glazed bay window to the front aspect, carpet flooring throughout, picture rail, radiator and sliding doors open to built in storage cupboard which houses the gas boiler.

### Bedroom 2

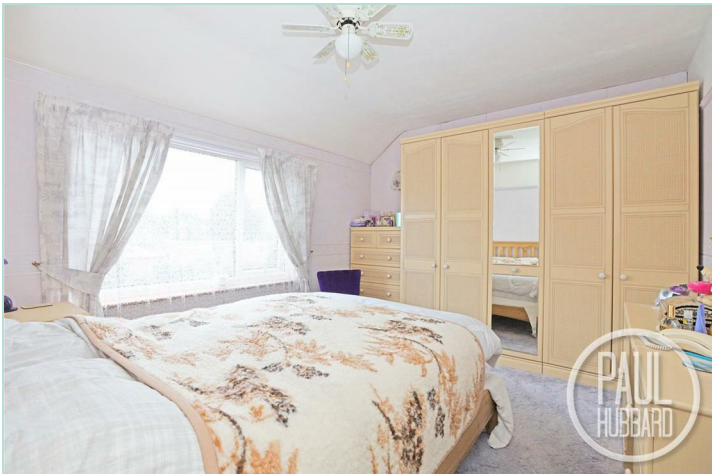
3.62m x 3.09m

UPVC double glazed window to the rear aspect, carpet flooring throughout, picture rail, a radiator and built in wardrobe.

### Bedroom 3

2.58m x 2.40m

UPVC double glazed window to the front aspect, carpet flooring throughout, picture rail and a radiator.



### Outside

Garage 6.63m x 5.02m

Located at the base of the property, a double brick built garage with light, power, window to the side aspect, timber door to the front aspect, electric roller door and secondary door to the rear aspect providing access for off road parking inside.

To the front of the property a level cast iron gate opens up to a raised laid lawn and concrete pathway with steps to the main entrance door.

To the rear of the property a fully enclosed, south facing patio and concrete garden with a selection of mature trees and shrubs, all of which leads up to the garage and timber gate opening to rear access.

### 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.

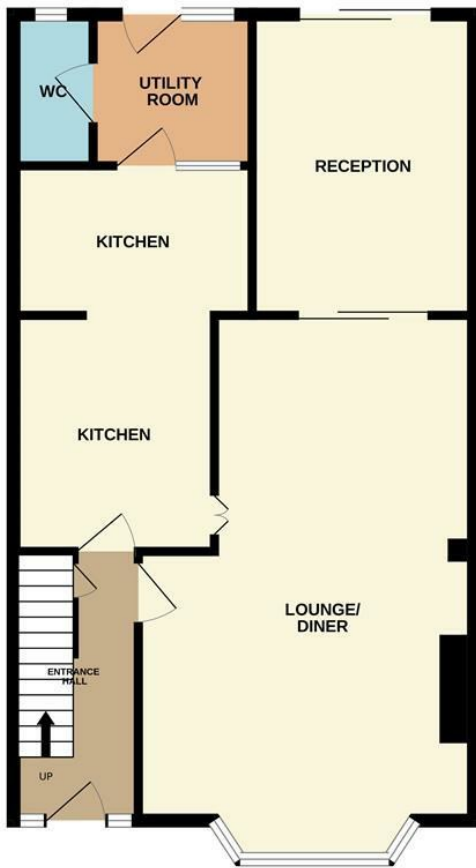




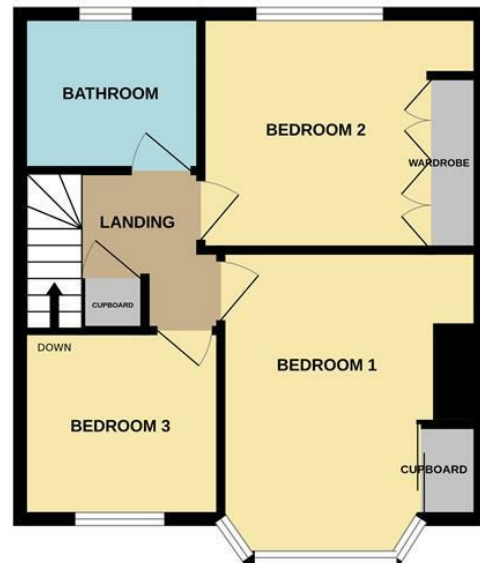
Tenure: Freehold  
 Council Tax Band: A  
 EPC Rating: D  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
 676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR  
 425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1101 sq.ft. (102.3 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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