

£240,000  
Asking Price



## Framfield Road

Lowestoft, NR33 8RQ

- Ideal first time buyer home
- 3 Separate bedrooms
- Popular Carlton Colville location
- Close to local amenities
- Off road parking for multiple vehicles
- Garage and additional shed
- Ground floor WC
- Open plan kitchen/diner
- Separate entrance hall
- Double glazing throughout

**PAUL  
HUBBARD**



### Location

This 3 bedroom semi-detached property is located in the popular 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 entrance door to the front aspect, UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator, stairs to the first floor landing and doors opening to the WC and sitting room.



### WC

2.04m x 0.93m

UPVC double glazed window to the front aspect, vinyl flooring throughout, a radiator, dado rail, toilet and a wall mounted hand wash basin.

### Sitting Room

4.53m x 3.98m max

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator, dado rail and a door opening to the kitchen/diner.



### Kitchen/Diner

2.89m x 5.00m

UPVC double glazed window and french doors to the rear aspect opening into the garden, additional stable door to the side aspect opening onto the driveway, vinyl flooring throughout, part tile walls, a radiator, wall mounted gas boiler, dado rail, units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, 4 ring gas hob, integrated oven and space for appliances including a fridge/freezer and washing machine.

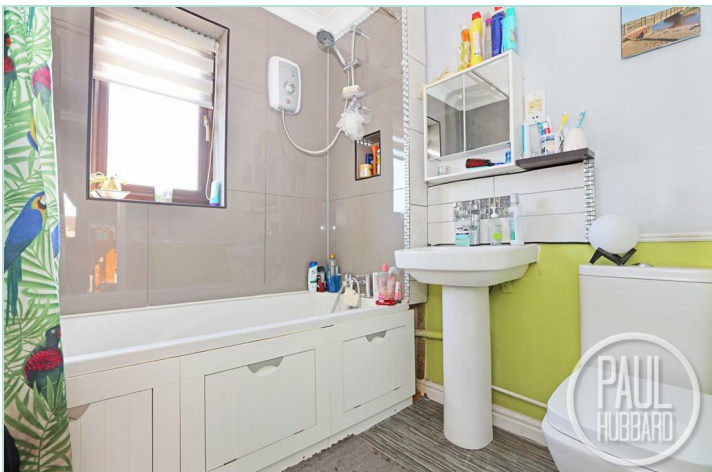
### First Floor Landing

UPVC double glazed window to the side aspect, carpet flooring throughout and doors opening to the bathroom and bedrooms 1-3.

### Bathroom

1.97m x 1.84m

UPVC double glazed window to the rear aspect, vinyl flooring throughout, a radiator, dado rail, part tile walls, toilet, pedestal hand wash basin and a bath with handheld attachment and electric shower above.





### Bedroom 1

4.48m x 3.10m max

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

### Bedroom 2

3.00m x 3.09m

UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.

### Bedroom 3

3.20m max x 2.18m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and door opening to a built in cupboard.



### Outside

Garage 5.42m x 2.60m

A brick built garage with roller door to the front aspect, light and power inside. A shed resides off of the back of the garage which also benefits from light and power.

To the front of the property a concrete pathway sits between a pebbled garden with plants and shrubs. A concrete driveway provides space for multiple vehicles and leads up to the garage and gate opening to the rear garden.



To the rear of the property a laid lawn garden with decked seating area with timber pergola, a timber summerhouse and brick weave area.

### 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.



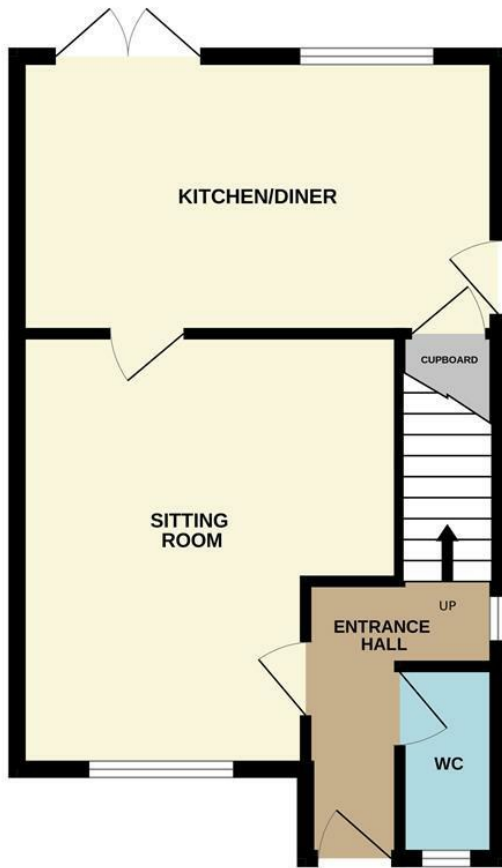




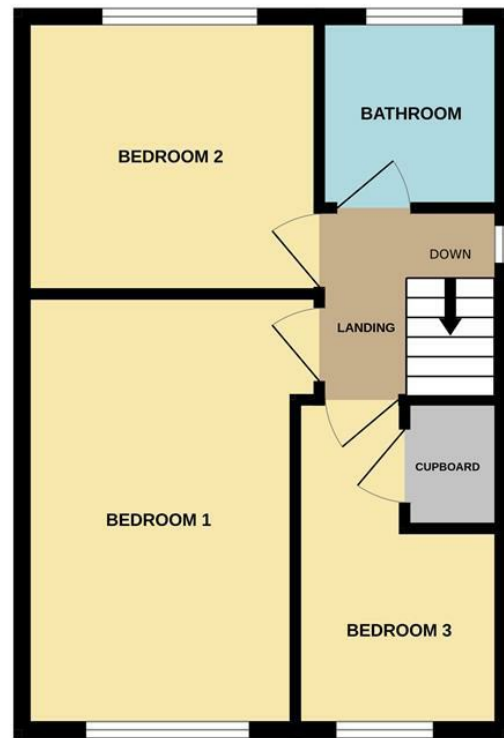
Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: TBC  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</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  
 419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR  
 399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq.ft. (76.0 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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