

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		42	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£250,000
 Offers In The Region Of



GROUND FLOOR



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. Made with Metropix ©2024.



Beccles Road
 Suffolk, NR33 8HW

- Detached bungalow
- 4 bedrooms
- Spacious rear garden
- Porch entrance
- Full renovation required throughout
- Open plan lounge/diner
- Close to local amenities & shops
- An exciting project
- Perfect for customisation & making your own
- Chain free



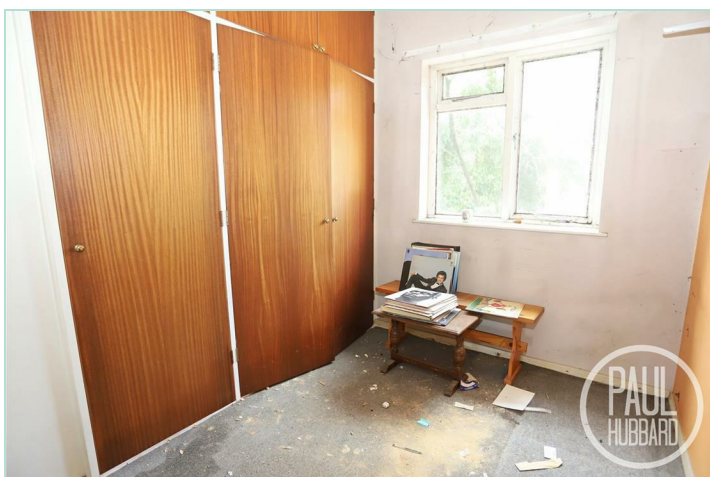
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Location

This 3 bedroom detached bungalow 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.

Porch

3.41 x 1.14
UPVC double glazed entrance door and windows to front and side aspects, concrete flooring throughout and a door opening to the entrance hall.

Entrance Hall

UPVC double glazed window to front aspect, carpet flooring throughout, radiator, internal window to the rear aspect, loft access and door opening to the sitting room.

Lounge/diner

6.41 max x 5.56 max
UPVC double glazed window to front aspect and additional windows to the side and rear aspects, carpet flooring throughout, x3 radiators, cast iron burner and doors opening to the side hall and kitchen.

Hallway

Doors opening to Bedroom 1, 2 and shower room.

Bedroom 1

3.55 x 3.49
UPVC double glazed window to front aspect, carpet flooring, radiator and space for double bed.

Shower Room

1.75 x 1.61
Skylight, concrete flooring throughout, radiator, pedestal hand wash basin, toilet and shower.

Bedroom 2

2.72 x 2.56
Window to rear aspect, carpet flooring, radiator and built in wardrobes.

Kitchen

3.95 x 3.60
UPVC double glazed window to side aspect, loose vinyl tiles on concrete flooring, part tile walls, units above and below, stainless steel sink, integrated oven, wall mounted boiler and spaces for appliance's, door opens to rear hallway.

Rear hall

UPVC double glazed window and door to the side aspect opening to side access. Concrete flooring throughout, radiator, doors opening to storage cupboard, WC, bathroom and bedrooms 3-4.

Bathroom

1.89 max x 1.64 max
UPVC double glazed window to side aspect, concrete flooring throughout, part tile walls, radiator, pedestal hand wash basin and bath.

WC

1.82 max x 1.11
UPVC double glazed window to side aspect, vinyl flooring throughout, toilet and wall mounted hand wash basin.

Bedroom 3

3.33 max x 2.90 max
Window to rear aspect, carpet flooring throughout, radiator and space for double bed.

Bedroom 4

3.37 max x 3.33 max
Window to rear aspect, carpet flooring throughout, radiator and space for double bed.

Outside

A laid lawn area at the front with a pathway leading to the main entrance door. At the rear an untamed garden provides ample room for customisation and personalisation to suit your preferences.

Please note, the garden will be split & sold off separately for development of a 3 bedroom detached chalet bungalow. Plans are included with our images for reference.

Agent note

This property offers the flexibility of being sold as a whole or separately, with the option to purchase the land and bungalow individually. Explore our other listings for comprehensive details on each option. Contact us for further information.

If the land and bungalow are purchased separately, the current owner will demolish the existing double garage. Consequently, this listing is for the bungalow, without the driveway or double garage, as the adjacent plot is being sold separately for development.

