

Tenure: Freehold
 Council Tax Band: A
 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		
(69-80) C		
(55-68) D		64
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£125,000
 Offers In Excess Of



GROUND FLOOR

1ST 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.
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Cowslip Crescent

Carlton Colville, NR33 8LB

- First floor maisonette
- 2 separate bedrooms
- Spacious sitting room
- Leased solar panels
- Perfect for putting your own stamp on it
- Conveniently located for local shops & amenities
- 2 garages en bloc
- Off road parking for multiple vehicles
- Ground floor garden store
- Meticulously maintained front garden



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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.

Stairs leading to the first floor

An external staircase leads up to the main entrance door on the first floor.

Entrance Hall

UPVC entrance door & double glazed window to the front aspect, fitted carpet, radiator, built-in storage cupboard, loft access and doors opening to all internal rooms.

Sitting Room

4.75 max x 3.69 max
x2 UPVC double glazed windows to the front & rear aspect, fitted carpet, x2 radiators and a gas fireplace.

Kitchen

2.80 x 2.09
Tile flooring, UPVC double glazed window to the rear aspect, wall-mounted gas combi boiler, units above & below, laminate work surfaces, tile splash backs, built-in oven, gas hob & extractor hood and spaces for a fridge-freezer & washing machine.

Bedroom 1

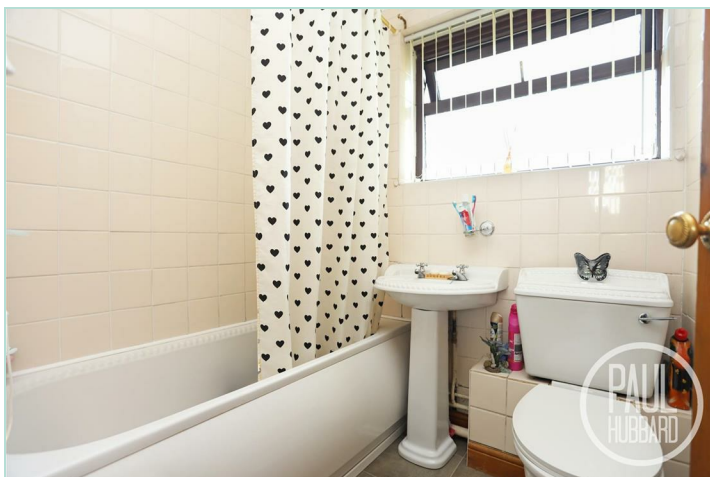
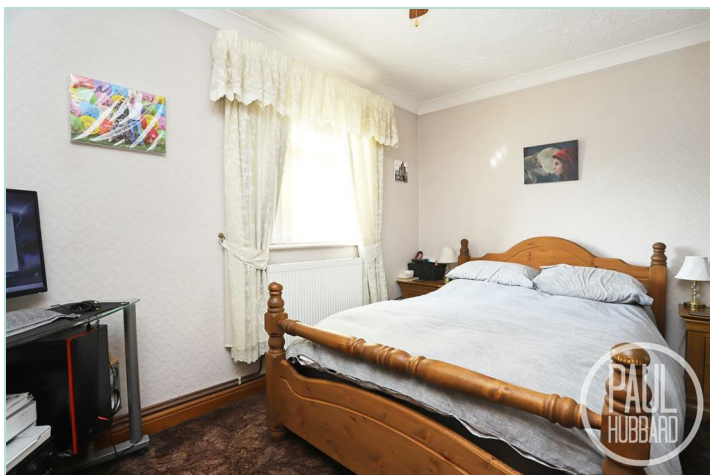
3.51 x 3.13
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 2

3.32 x 1.53
Fitted carpet, UPVC double glazed window to the front aspect and a radiator. A fitted wardrobe that has been removed will be included in the sale.

Bathroom

2.01 x 1.62
Vinyl flooring, UPVC double glazed obscure window to the front aspect, radiator, tiled walls, suite comprises of a toilet, pedestal wash basin with hot & cold taps, a panelled bath with hot & cold taps and an electric shower with a hand-held attachment.



Outside

The front of the property features a beautifully maintained lawn, bordered by a decorative chain and post surround. A UPVC door provides access to an under-stair garden store. An external staircase leads to the main entrance on the first floor, while a shared driveway to the side leads to off-road parking and access to the two garages located at the rear.

The property offers off-road parking for multiple vehicles, along with two garages, each with up-and-over doors. The garages house the consumer unit, along with controls for the solar panel systems.

The brick-built garden store is fitted with a UPVC door, housing the gas and electric meters.

Garage 1 4.72 x 2.50

Garage 2 2.48 x 4.72

Brick-Built Garden Store 2.68 x 0.80

Agent note

The roof space of this property is leased to Freetricity, requiring a new contract to be arranged and signed as part of the conveyancing process.

Lease information

The property is freehold, and the garages located beneath the home are situated on the owner's land. Two of the garages are leased, with an annual ground rent of £10 payable by the leaseholders.

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.

