

£250,000
Asking Price



Framfield Road

Lowestoft, NR33 8RQ

- Three bedroom semi-detached house
- Garage with ample off road parking
- South-east facing garden
- Ground floor WC and 1st floor Bathroom
- Close to local schools and amenities
- Ideal for first time buyers
- Gas central heating
- Well presented throughout
- Double glazing throughout
- Separate entrance hall

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**PAUL
HUBBARD**



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

Entrance door to the side aspect, laminate flooring thought, a radiator, stairs leading to the first floor landing and doors opening to the sitting room and shower room.



WC

2.03m x 1.93m

UPVC double glazed obscure window to the front aspect, vinyl flooring throughout, wall mounted wash basin, a toilet, heated towel rail and a storage cupboard.

Sitting room

4.55m x 3.96m

UPVC double glazed window to the front aspect, laminate flooring throughout, a radiator and a door opens to the kitchen/diner.



Kitchen/ Diner

4.99m x 2.84m

Internal window and French doors to the rear aspect, tile flooring throughout, units above and below, laminate work surfaces, inset sink with mixer tap, breakfast bar, spaces for fridge/ freezer, washing machine and a dishwasher, integrated oven and extractor fan, gas hob, a storage cupboard, a radiator and a door opens to the side aspect.

Conservatory

3.78m x 2.63m

UPVC double glazed windows to the rear and side aspects and a door opens to the rear garden, laminate flooring throughout and a radiator.

Stairs leading to the 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 1.83m

UPVC double glazed obscure window to the rear aspect, vinyl flooring throughout, vanity unit with inset sink and toilet, a bath with overhead shower and screen and a heated towel rail.

Bedroom 1

4.49m x 2.75m

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

Bedroom 2

3.07m x 2.99m

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

Bedroom 3

3.25m x 2.18

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and a storage cupboard housing the gas boiler.



Outside

A charming property featuring a brick wall with a stone-accented area to the front, complemented by lush plants and shrubs. The entrance door is conveniently located to the side aspect. A double-gated driveway provides ample off-road parking for multiple vehicles, leading to a garage for added convenience.

To the rear, the property boasts a south-east facing garden with a well-maintained lawn, a paved pathway leading to a spacious patio area, and a secure fence surround. Additional features include access to the garage, gated access, and a handy storage shed.



Garage

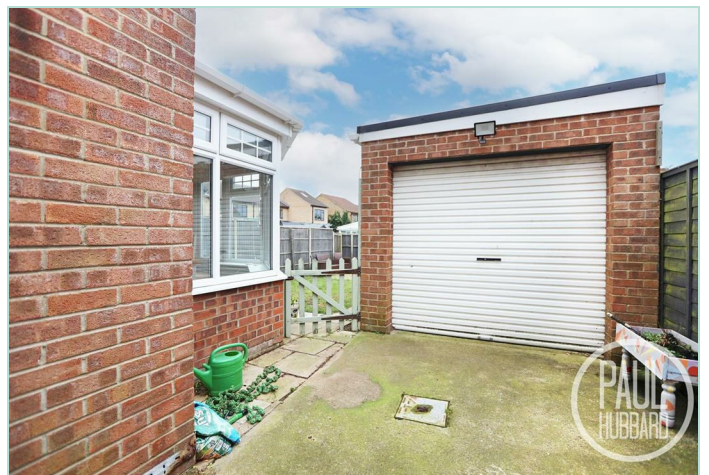
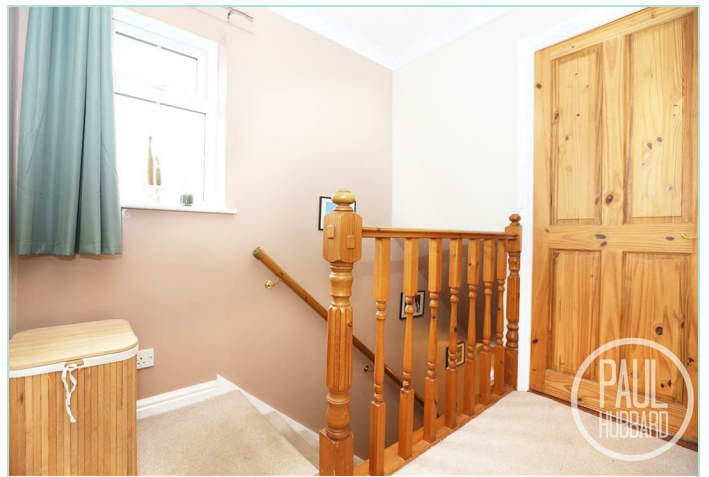
Garage with roller door, light and power.

Financial services

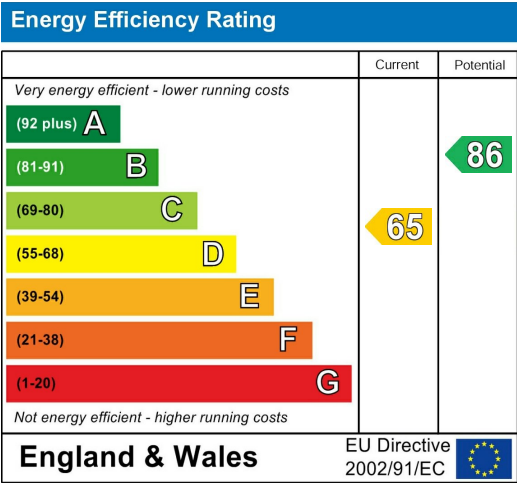
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Tenure: Freehold
 Council Tax Band: B
 EPC Rating: D
 Local Authority: East Suffolk



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