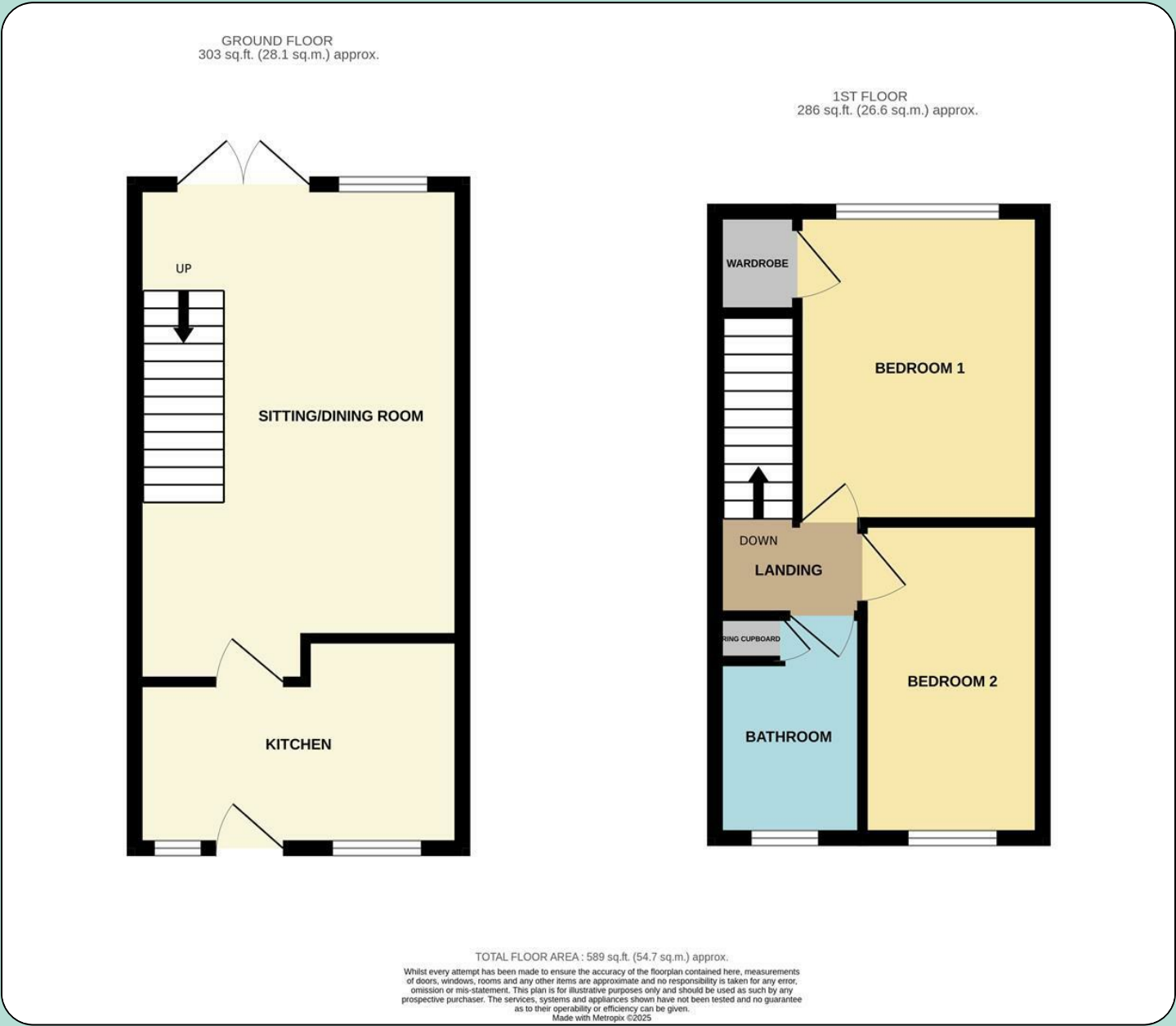
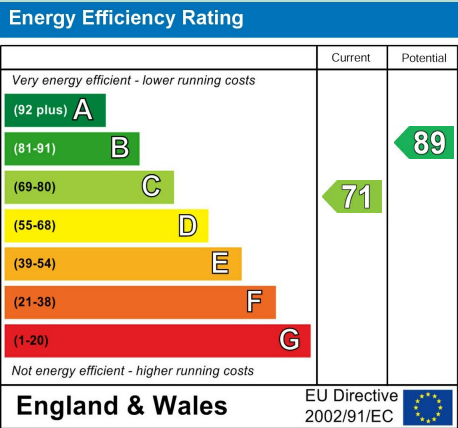


Tenure: Freehold  
Council Tax Band: A  
EPC Rating: C  
Local Authority: East Suffolk Council



Paul Hubbard Estate Agents  
178-180 London Road South  
Lowestoft  
Suffolk  
NR33 0BB

Contact Us  
www.paulhubbardonline.com  
01502 531218  
info@paulhubbardonline.com

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



£175,000  
Offers Around



## Gondree NR33 8UE

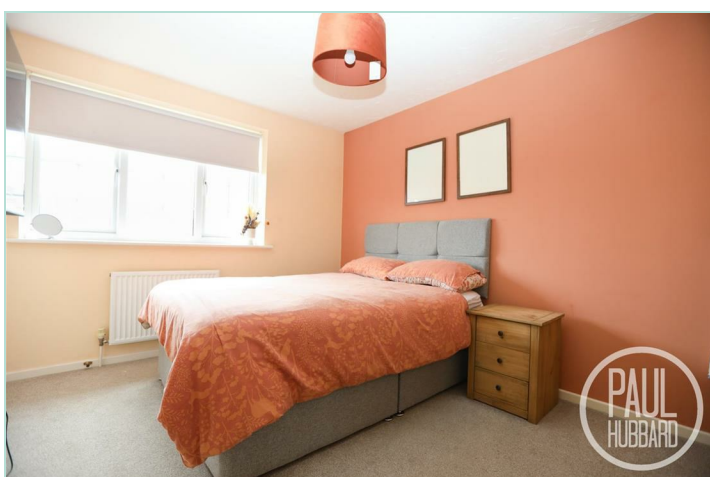
- Two well-sized bedrooms
- Spacious sitting room with natural light
- Modern, fully fitted kitchen
- Stylish bathroom
- Private rear garden ideal for relaxing or entertaining
- Off-road parking for two vehicles
- Neutral décor throughout
- Mid-terraced position
- Close to local amenities, shops, and transport links
- Perfect first-time buyer or investment opportunity

e - info@paulhubbardonline.com

t - 01502 531218







### 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.

### Kitchen

3.71m x 2.39m

Entrance door and X2 UPVC double glazed windows to the front aspect, tiled flooring throughout, part tiled walls, units above and below, stainless steel sink with drainer, integrated extractor fan, hob and oven, spaces for a fridge/freezer and a washing machine, wall mounted electric box, boiler, a radiator, and a door opens to the sitting room.

### Sitting room

5.45m x 3.72m

UPVC double glazed window to the rear aspect, laminate flooring throughout, X2 radiators, stairs leading to the first floor landing and French doors opening to the rear garden.

### Stairs leading to the first floor landing

Carpet flooring throughout, loft access and doors opening to the bathroom and bedrooms 1-2.

### Bedroom 1

3.50m x 3.00m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and a door opening to a wardrobe/ storage cupboard.

### Bedroom 2

3.58m x 1.93m

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

### Bathroom

2.56m x 1.68m

UPVC double glazed obscure window to the front aspect, vinyl flooring throughout, pedestal wash basin, toilet, bath with overhead shower and an airing cupboard.

### Outside

To the front of the property, there is off-road parking for two vehicles, providing convenient access to the main entrance.

To the rear, the property features a laid lawn and a patio area, enclosed by a fenced surround for privacy. There is also a garden shed providing useful storage and gated access to the rear.

### 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.

