

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

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 89                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   | 68      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

OLIVER CLOSE



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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£160,000  
Asking Price



## Oliver Close

Lowestoft, NR33 8JH

- End terrace bungalow
- 1 double bedroom
- Good size rear garden
- Ready to put your own stamp on
- Spacious utility & storage cupboard
- Convenient wet room
- Tucked away in a popular cul-de-sal in Carlton village
- Close to local amenities, shops & schools
- Great transport links nearby
- UPVC double glazing

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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.

### Entrance Hall

Laminate flooring, loft access and doors opening to all internal rooms.

### Bedroom

4.08 max x 3.28 max

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

### Sitting Room

4.19 max x 3.22 max

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

### Kitchen/ Breakfast Room

3.34 max x 2.89 max

Laminate flooring, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with hot & cold taps, space for a fridge, washing machine & oven and a UPVC door opens to the rear garden.

### Utility Cupboard

1.90 x 0.93

A good size cupboard with space for an appliance plus extra storage.

### Wet Room

2.15 max x 1.91 max

Fitted carpet, UPVC double glazed obscure window to the front aspect, built-in storage cupboard, part-tiled walls, toilet, pedestal wash basin with mixer tap, a mains-fed shower and a radiator.



### Outside

At the front of the property, there is a neatly laid lawn with a pathway leading to the main entrance, which is sheltered by a charming storm porch.

At the rear, the garden features a well-maintained lawn and a patio area, along with a brick-built outhouse. The outdoor space is fully enclosed by panel fencing and includes gated access, providing both privacy and security.

### 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.

