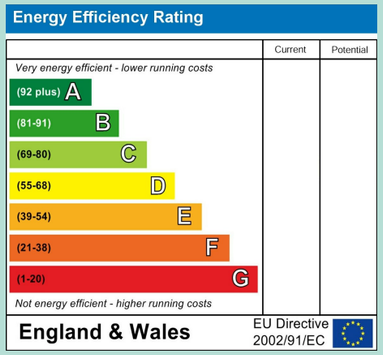
Tenure: Freehold
Council Tax Band: A
EPC Rating:
Local Authority: East Suffolk Council





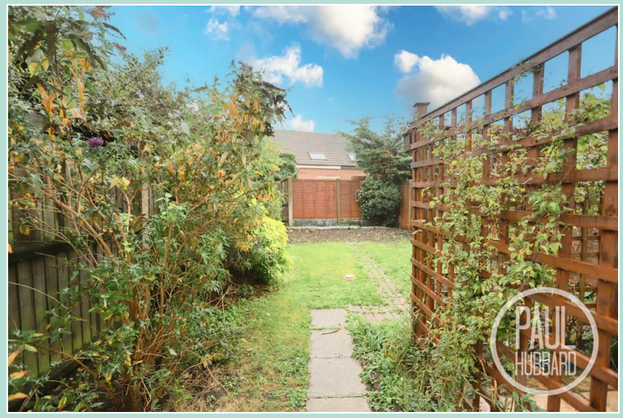
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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







Lucerne Close

Lowestoft, NR33 8RB

- 2 Bedroom semi-detached property
- Tucked away at the end of a popular cul-de-sac
- Open-plan living space
- Recently renovated showerroom suite
- Gas central heating with combi boiler
- Garage with parking for multiple vehicles as well as driveway parking.
- Recently fitted Velux windows
- Fully enclosed rear garden
- Ideal investment opportunity
- Close to local amenities, shops and schools

PAUL HUBBARD

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Location - Carlton Colville
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 porch
UPVC door opening into an entrance porch, with fitted carpet and a door leading into the sitting/dining room.

Sitting/ Dining room
4.95 x 3.68 max
UPVC double glazed window and obscure door to the rear aspect, fitted carpet, radiator, gas feature fireplace, stairs leading to the first floor landing and an opening to the kitchen.

Kitchen
2.67 x 2.20
UPVC double glazed window to the front aspect, vinyl flooring, units above and below with stainless steel sink and drainer with hot and cold taps, spaces for oven, fridge freezer, washing machine. The consumer unit and boiler are situated on the front wall either side of the window.

Stairs leading to the first floor landing
Fitted carpet, radiator, access to the loft and doors opening to bedrooms and shower room.

Shower room
2.11 x 1.77
A recently renovated shower room, Velux window, tiled flooring and walls, pedestal sink with hot and cold taps, heated towel rail, toilet and electric corner shower cubicle.

Bedroom 1
3.47 x 2.70 max
2 x Velux windows, fitted carpet, radiator, and a built in cupboard over the stairs perfect for storage.

Bedroom 2
2.70 x 1.80
UPVC double glazed window to the front aspect and fitted carpet.

Outside
To the front of the property, a brick-weave driveway provides off-road parking, alongside a laid lawn area with borders to the front and rear, offering space for shrubs and plants. A timber gate to the side of the property provides access to the rear.

To the rear, a paved patio area leads via a pathway to a laid-to-lawn garden, bordered by a variety of plants, shrubs and trees. The garden is enclosed by timber panel fencing. A concrete pathway runs along the side of the property, leading to a gate providing access to the front.

Garage
A covered passageway beneath the neighbouring properties, situated at the end of the cul-de-sac, leads through to the garage and additional parking area. Garage has electrics.

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.

Disclaimer - Probate not granted
Kindly be advised that grant of probate is required for this property. For further information, please do not hesitate to contact our office.

Buyer AML - £42 inc VAT
Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.







