

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			91
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£140,000  
 Asking Price



## Carlton Road Lowestoft, NR33 0RT

- Walking distance to the beach
- Close to local amenities
- Ideal for the investor
- A great opportunity to put your own stamp on it
- 2 Double bedrooms
- Popular South Lowestoft location
- Chain free
- Separate entrance hall
- Easily maintained front and rear gardens
- Gas central heating

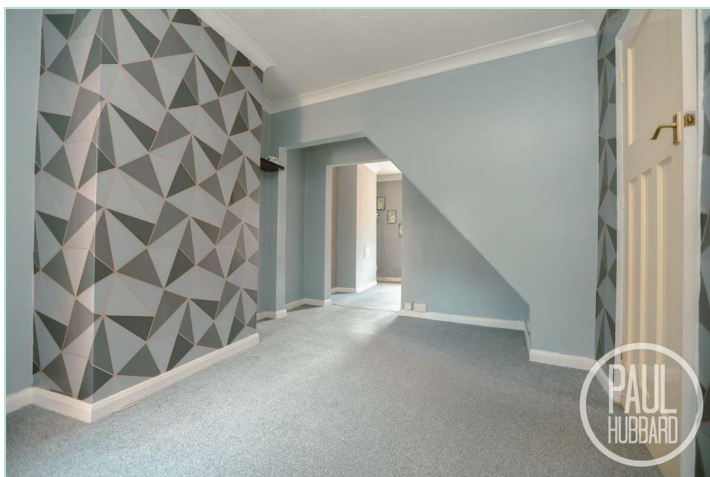
Paul Hubbard Estate Agents  
 178-180 London Road South  
 Lowestoft  
 Suffolk  
 NR33 0BB

Contact Us  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
 01502 531218  
[info@paulhubbardonline.com](mailto: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

e - [info@paulhubbardonline.com](mailto:info@paulhubbardonline.com) t - 01502 531218





### Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

### Porch

To the front aspect a timber entrance door, carpet flooring throughout and an internal door opening to the entrance hall.

### Entrance Hall

Vinyl flooring throughout, a radiator, stairs leading to the first floor landing and doors opening to the lounge diner and kitchen.

### Lounge/Diner

To the front of the property, a lounge area (3.66m x 3.27m max) with UPVC double glazed window, carpet flooring throughout, a radiator and an opening which leads through to a dining area (4.11m x 3.11m max) which has a UPVC double glazed window to the rear aspect, under stairs storage space and an additional radiator.

### Kitchen

2.96m x 2.20m max  
x2 Single glazed windows to the side aspect, opening to the rear lobby, vinyl flooring throughout, a wall mounted gas boiler, tile splashback, a radiator, a selection of units above and below, laminate work surfaces, stainless steel sink with drainer, and space for appliances including a fridge, washing machine and an electric oven.

### Lobby

x2 Single glazed windows to the side aspect and timber door opening to the rear garden, vinyl flooring throughout, and an internal door opening to a separate WC.

### First Floor Landing

Carpet flooring throughout, loft hatch and doors opening to bedrooms 1-2.

### Bedroom 1

3.27m x 4.66m max  
UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator, feature fireplace, built in shelved storage and door opening to a built-in storage cupboard.

### Bedroom 2

3.24m max x 4.11m max  
UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and door opening to the bathroom.

### Bathroom

2.92m max x 2.20m max  
Double glazed window to the rear aspect, vinyl flooring throughout, a radiator, a toilet, a bath with handheld shower attachment, vanity unit with hand wash basin and storage below, and a mains fed shower enclosed within a cubicle.



### Outside

To the front of the property, a picket gate opens to an easily maintained, shingle front garden with concrete pathway to the main entrance door.

To the rear of the property, a fully enclosed concrete and patio garden with timber gate opening to rear access.

### 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.

