



**Beccles Road, Carlton Colville Lowestoft NR33 8HL**

**welcome to**

## **Beccles Road, Carlton Colville Lowestoft**

[Guide Price: £120,000 - £130,000] Spacious and well-presented one-bedroom home on Beccles Road, offering a generous lounge/diner, modern kitchen, large double bedroom, first-floor small toilet and a low-maintenance garden. Ideal for first-time buyers or investment.

### **Entrance Hall**

Access to bathroom and living room. Lino tiled effect flooring. Integrated storage cupboard.

### **Lounge**

16' 5" x 13' ( 5.00m x 3.96m )

Double glazed window to rear aspect. Access to kitchen. Stairs to first floor. Lino wood effect flooring. Smart home enabled Electric heater. Power points.

### **Kitchen**

9' 3" x 7' Max ( 2.82m x 2.13m Max )

Double glazed window to front aspect. Lino wood effect flooring. Fitted units with work surfaces. Space for cooker. Plumbing for washing machine. Butler sink with mixer tap. Space for fridge/freezer. Overhead units for storage. Power points.

### **Bedroom 1**

16' 5" x 13' Max ( 5.00m x 3.96m Max )

Double glazed windows to front and rear aspect. Access to ensuite. Loft access. Wood effect lino flooring. Smart home enabled electric heater. Power points. Thermostat.

### **Ensuite**

Lino wood effect flooring. Wc. Sink and mixer tap.

### **Bathroom**

Double glazed window to side aspect. Tiled wood effect flooring. Fully tiled walls. Wc. Sink and mixer tap. Bathtub with showerhead. Additional overhead power shower. Extractor fan. Spotlights.

### **Rear Garden**

Soil turf with part fenced, part shrubbery surround.

### **Parking**

POTENTIAL for off-road parking.

### **Agents Note**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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## Beccles Road, Carlton Colville Lowestoft

- Guide Price: £120,000 - £130,000
- Large first-floor double bedroom
- Contemporary bath/shower room
- Enclosed, low-maintenance rear garden
- Perfect for first-time buyers, downsizers or investors

Tenure: Freehold EPC Rating: F  
Council Tax Band: A

guide price

**£120,000**



Total floor area 51.6 m<sup>2</sup> (555 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
LOW109388 - 0012

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