

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£190,000
 Guide Price



Carlton Square

Lowestoft, NR33 8JL

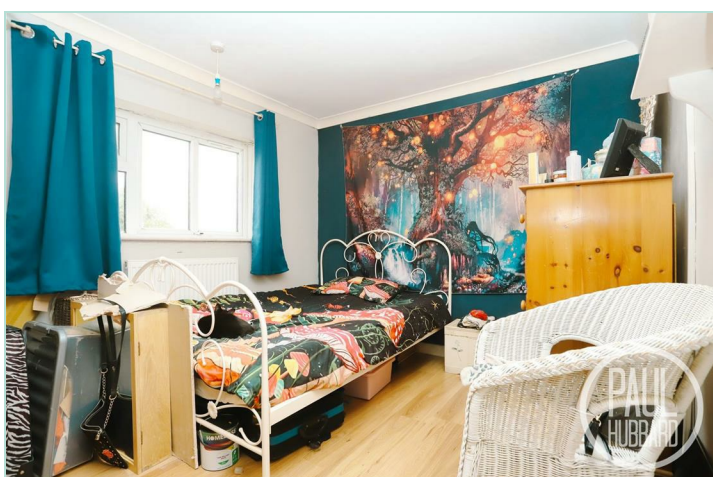
- Semi detached family home
- Set in sought after Carlton village
- 2 separate bedrooms
- Gas central heating
- Good size rear garden
- No Chain
- Off road parking
- Perfect for renovations & making your own
- Close to local amenities, shops & schools
- Great transport links nearby



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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 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



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

UPVC entrance door to the front aspect, radiator, UPVC double glazed window to the side aspect, doors opening to the lounge/ diner & kitchen, stairs leading to the first floor landing and an under stair storage cupboard.

Lounge/ Diner

5.62 max x 3.58 max
Laminate flooring, x2 dual aspect UPVC double glazed windows and x2 radiators.

Kitchen

3.19 x 3.04
Vinyl tile flooring, UPVC double glazed window to the rear aspect, radiator, extractor fan, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with hot & cold taps, spaces for an oven, fridge-freezer & washing machine, under stair storage cupboard and a UPVC door opens to the rear garden.

Stairs leading to the First Floor Landing

Exposed timber stair case leading to fitted carpet, UPVC double glazed window to the side aspect, loft access and door opening to the bedrooms & bathroom.

Bedroom 1

3.71 max x 2.73
Laminate flooring, UPVC double glazed window to the rear aspect, built-in cupboard (housing the gas combi boiler) and a radiator.

Bedroom 2

4.69 x 2.79 (max either side of stud wall)
The second bedroom is currently divided into two rooms by a stud wall but is legally considered one room. The space features fitted carpet, two UPVC double-glazed windows to the front aspect, a radiator, and a built-in double-door storage cupboard.

Bathroom

2.46 x 1.68
Tile flooring, dual aspect UPVC double glazed obscure windows, extractor fan, radiator, tile splash backs, toilet, pedestal wash basin with hot & cold taps, panelled bath with hot & cold taps and an electric shower set above.

Outside

The front driveway provides off-road parking, with gated access opening to a front garden laid mainly to lawn. A pathway leads to the main entrance door, with the added benefit of a timber storage shed and further gated access to the rear garden.

The rear garden is predominantly laid to lawn and features multiple patio seating areas, a shingle pathway, two ornamental ponds and mature trees, all fully enclosed by panel fencing to create a private and well-established outdoor space.

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.

