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*Lowestoft Road
Carlton Colville, Suffolk*

Situated in the popular village of Carlton Colville, this well-presented mid-terrace home offers versatile and well-proportioned accommodation, making it an ideal choice for first-time buyers, couples or those seeking a property with potential to adapt to their needs. The property was completely and extensively renovated in 2015.

The property is conveniently positioned within easy reach of a regular bus service, providing links to surrounding areas and local amenities.

Property Features:

Mid Terraced House

Two Bedrooms (Generous Master Bedroom)

Separate Sitting Room & Dining Room

Fitted Kitchen

Family Bathroom With Shower Over Bath

Front Garden With Potential To Create Off Road Parking

Fully Enclosed Rear Garden

Brick Built Out House

Chain Free

Ideal First Time Purchase



The Property:

The accommodation benefits from uPVC sealed unit double glazing and gas-fired radiator central heating. To the ground floor, there is a separate sitting room offering a comfortable space to relax, together with a separate dining room, ideal for family meals or entertaining. The kitchen is fitted with worktops, an inset sink and drainer, a four-ring hob with oven and grill beneath, and space and plumbing for a washing machine.

To the first floor, there are two bedrooms and a family bathroom. The principal bedroom is a particularly generous double room, offering the potential to divide the space to create an additional bedroom or study, subject to the necessary considerations. A family bathroom with a shower bath with shower over and glass shower screen, low level W/C and pedestal wash basin.

Outside, the property enjoys a good-sized front garden which offers potential for the creation of off-road parking, subject to any necessary permissions and alterations. The fully enclosed rear garden provides a private outdoor space, ideal for relaxing or gardening. A useful brick-built outhouse offers space for a tumble dryer, together with plumbing for a washing machine, while an additional outside WC provides further convenience.









Additional Information:

Local Authority : East Suffolk

Council Tax Band: B

Services: Gas connected for hot water and central heating, electricity connected, mains water connected and mains sewer.

Viewings: By Appointment Only

Post Code: NR33 8JB

EPC Rating: D

Guide Price : £195,000

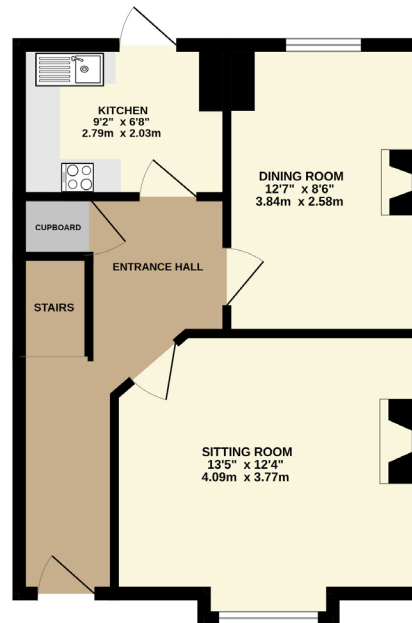
Tenure: Freehold

Property Disclaimer:

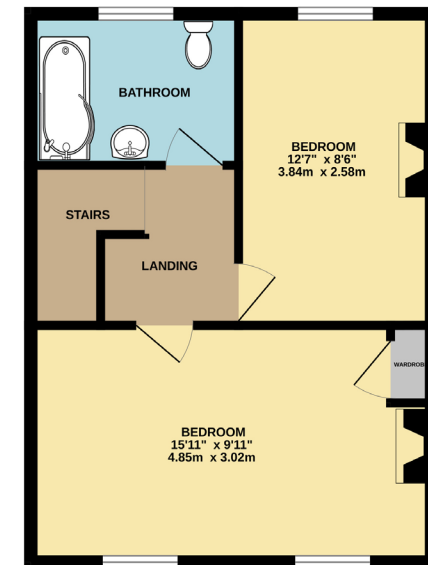
The property details are for guidance purposes only and do not form part of a legal contract. Whilst every care has been taken in preparation of these particulars; we advise potential buyers to check room measurements as all room measurements are approximate and therefore should not be relied upon.

The property is offered subject to contract and availability. Any services, systems or appliances referred to have not been tested by the selling agent unless specifically stated otherwise, and prospective purchasers are advised to satisfy themselves as to their condition and suitability.

GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 sq.m.) approx.

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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