

£170,000
Guide Price



Holystone Way

Lowestoft, NR33 8FP

- Chain free
- 2 Separate bedrooms
- Popular Carlton Colville location
- Situated in a Cul de sac
- Off road parking
- Close to local amenities
- Neutral colours throughout
- Ground floor WC
- Separate entrance hall
- Ideal first time buyer home





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 hall

Entrance door to the front aspect, LVT flooring throughout, a radiator, carpet stairs leading into the first floor landing and doors opening to the kitchen, WC and lounge/diner.



WC

1.52m x 0.78m

UPVC double glazed window to the front aspect, vinyl flooring throughout, a radiator, toilet and slimline pedestal hand wash basin.

Kitchen

2.63m x 1.95m

UPVC double glazed window to the front aspect, vinyl flooring throughout, units above and below, tile splashback, laminate work surfaces, stainless steel sink with drainer, cupboard housing the gas boiler, extractor fan with 4-ring gas hob below and an integrated oven. Space for appliances, including a fridge freezer and a washing machine.



Lounge/Diner

4.71m max x 4.26m

UPVC double glazed windows and French doors opening into the garden, LVT flooring throughout, a radiator and door opening to an under stairs storage cupboard.



Stairs leading to the first floor landing

Carpet flooring throughout, loft hatch, and doors open into the bathroom and bedrooms 1-2.



Bathroom

1.95m x 1.85m

UPVC double glazed window to rear aspect, vinyl flooring throughout, a radiator, a toilet, pedestal hand wash basin, bath with tile splashbacks and handheld shower attachment.

Bed 1

3.67m max x 2.81m

UPVC double glazed window to the front aspect, wood effect laminate flooring throughout, a radiator, folding doors opening to x2 built-in wardrobes and an additional door opening to built-in storage cupboard.



Bed 2

3.09m x 2.23m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and folding door opening to a built in wardrobe.

Outside

To the front of the property, there is an allocated off road parking space leading to the main entrance door. The area is bordered by a patio pathway and a shingle section which is easy to maintain.



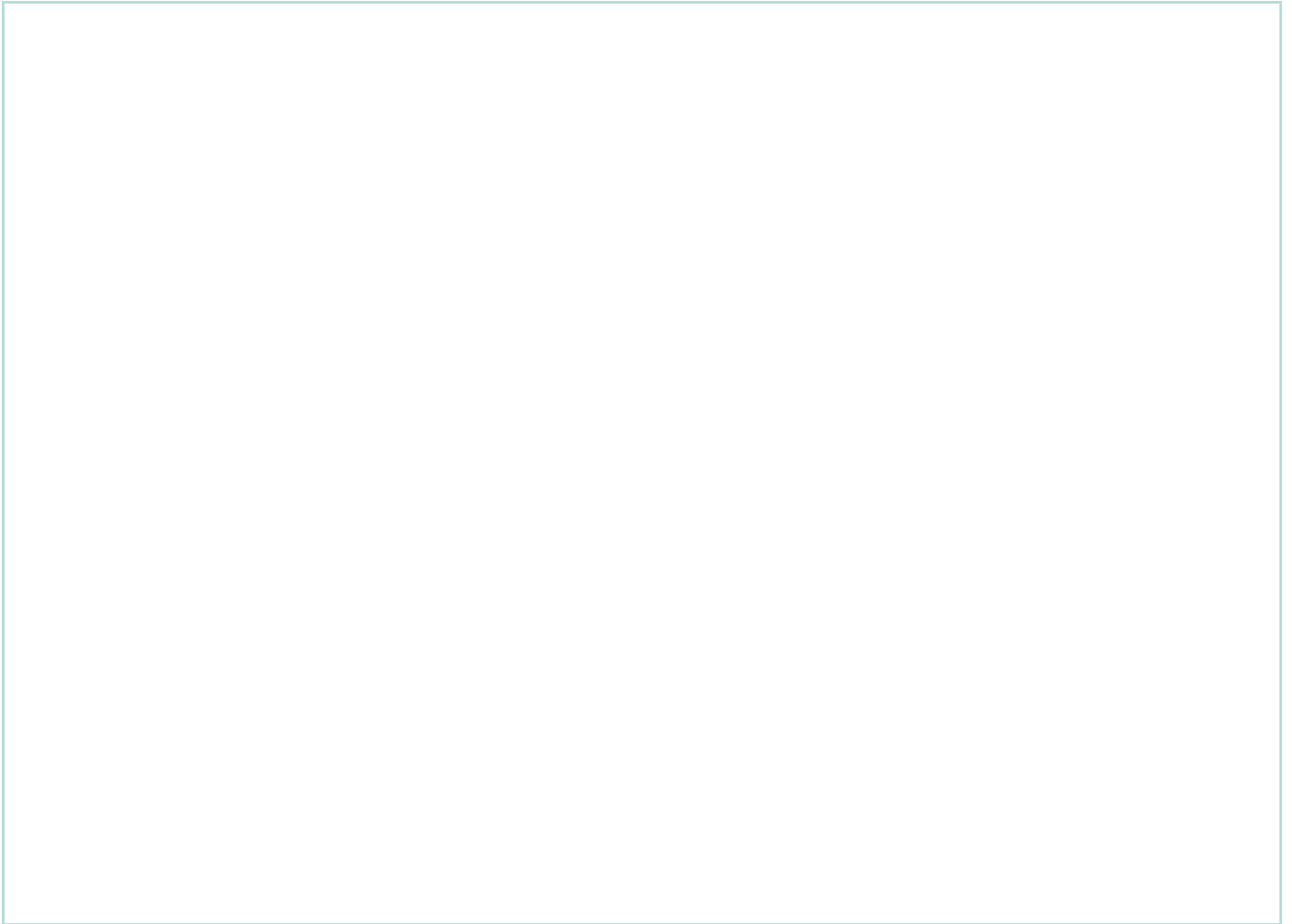
To the rear of the property, there is a patio area leading to an enclosed lawned garden with a mature tree, shingle borders, and a patio pathway extending to a timber gate providing rear access.

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.



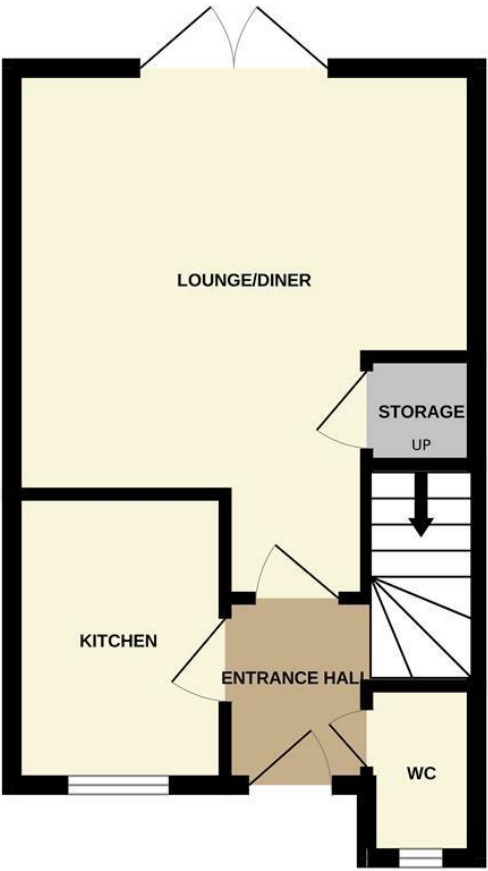




Tenure: Freehold
Council Tax Band:
EPC Rating: C
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.9 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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