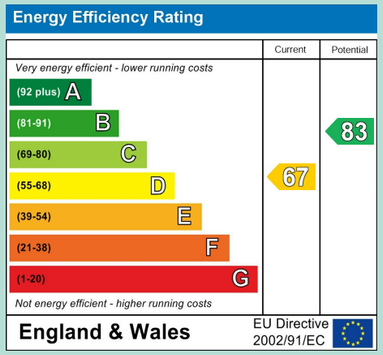
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Tenure: Freehold
Council Tax Band: A
EPC Rating: D
Local Authority: East Suffolk Council











Carlton Road

Lowestoft, NR33 0NA

- Spacious mid terrace
- 3 Separate bedrooms
- Double garage with off road parking
- South facing garden
- Close to local amenities
- Walking distance to the beach
- Sizeable kitchen
- Utility room
- Ground floor WC
- Opportunity to put your own stamp on it

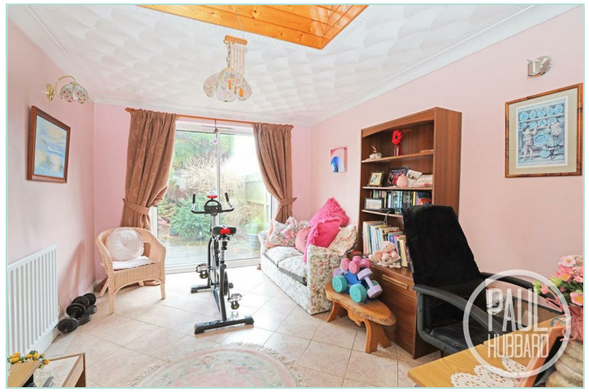
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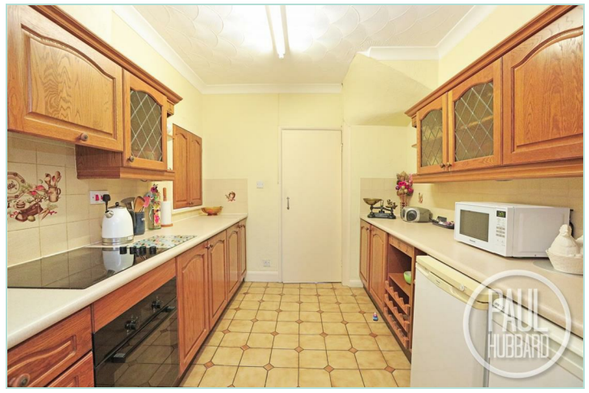
Paul Hubbard Estate Agents
178-180 London Road South
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Suffolk
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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 3 bedroom family 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.

Entrance Hall
UPVC double glazed windows and door to the front aspect, carpet flooring throughout, radiator, picture rail, stairs leading to the first floor landing and doors to the lounge/diner and kitchen.

Lounge/Diner
7.30m into bay x 4.36m max
An open plan space comprising of a UPVC double glazed bay window to the front aspect, carpet flooring throughout, x2 a radiators, an electric fire and sliding doors opening into an additional reception room.

Reception Room
3.90m x 2.87m
Sliding door to the rear aspect opening into the garden, tile flooring throughout, feature panel high ceiling and a radiator.

Kitchen
5.27m max x 2.90m max
Tile flooring throughout, part tile walls, units above and below, laminate work surfaces, serving hatch through to the dining area, ceramic hob, integrated oven, sink with drainer, space for appliances including a fridge and freezer. Feature panelled high ceiling, window and door opening to the utility room.

Utility Room
1.90m x 1.83m
Door and window to the rear aspect opening into the garden, tile flooring throughout, part tile walls, laminate work surface with space below for a washing machine and tumbler dryer, inset stainless steel sink and door opening to the WC.

WC
1.82m x 0.86m
UPVC double glazed window to the rear aspect, tile flooring throughout, toilet and pedestal hand wash basin.

First Floor Landing
Carpet flooring throughout, loft hatch and doors opening to the bathroom, bedrooms 1-3 and a cupboard.

Bathroom
2.39m x 2.03m
UPVC double glazed window to the rear aspect, carpet flooring throughout, tile walls, radiator, toilet, pedestal hand wash basin and a bath within a tile surround.

Bedroom 1
4.08m into bay x 3.45m
UPVC double glazed bay window to the front aspect, carpet flooring throughout, picture rail, radiator and sliding doors open to built in storage cupboard which houses the gas boiler.

Bedroom 2
3.62m x 3.09m
UPVC double glazed window to the rear aspect, carpet flooring throughout, picture rail, a radiator and built in wardrobe.

Bedroom 3
2.58m x 2.40m
UPVC double glazed window to the front aspect, carpet flooring throughout, picture rail and a radiator.

Outside
Garage 6.63m x 5.02m
Located at the base of the property, a double brick built garage with light, power, window to the side aspect, timber door to the front aspect, electric roller door and secondary door to the rear aspect providing access for off road parking inside.

To the front of the property a level cast iron gate opens up to a raised laid lawn and concrete pathway with steps to the main entrance door. To the rear of the property a fully enclosed, south facing patio paved area leading onto a well-maintained lawn, bordered by mature shrubs. Easy to maintain, the garden provides a pleasant outdoor space for relaxing and entertaining, while also offering convenient access to the rear garage.

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.

Buyer AML - £42 inc VAT
Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.

