www.paulhubbardonline.com

£200,000
Asking Price







Carlton Road

Lowestoft, NR33 0RX

- 3 Bedroom Mid terrace home
- Lounge with adjoining sitting room
- Spacious kitchen diner
- South facing rear courtyard garden
- Large family bathroom with additional cloakroom
- Gas central heating with new combi boiler (fitted January 2026)
- Ample storage throughout
- Perfect for a growing family
- Close to local shops, schools and amenities
- Great transport links nearby

PAUL HUBBARD

e - info@paulhubbardonline.com t - 01502 531218









Location - Lowestoft

This 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.

Porch

Obscure UPVC door opens into the brick built porch with tiled flooring and a timber door leads into the hall.

Hallway

Fitted carpet, radiator, a cupboard housing the consumer unit, stairs leading to the first floor landing and doors opening to sitting room, lounge and kitchen diner.

Lounge

4.14 x 3.46

UPVC double glazed bay window to the front aspect, fitted carpet, radiator, electric feature fireplace and double doors leading into the sitting room.

Sitting room

4.14 x 3.48

UPVC double glazed window to the rear aspect, fitted carpet and electric feature fireplace.

Kitchen/ Diner

6.55 x 3.04

UPVC double glazed door and window to the rear aspect and a second window to the side aspect. Tiled flooring and splash backs with programmable underfloor heating at the dining end of the room, heated towel rail and radiator. Units above and below with inset 1.5 bowl stainless steel sink and drainer with mixer tap, integrated appliances such as oven and extractor hood, fridge freezer and dishwasher with space for a washer/dryer. A cupboard houses the new gas Combi boiler (fitted in January 2026). Along with access to under-stair storage.

Stairs leading to the first floor landing

Fitted carpet, timber bannister, radiator, built in storage cupboard and doors leading to bedrooms, bathroom,cloakroom and storage cupboard.

Bathroom

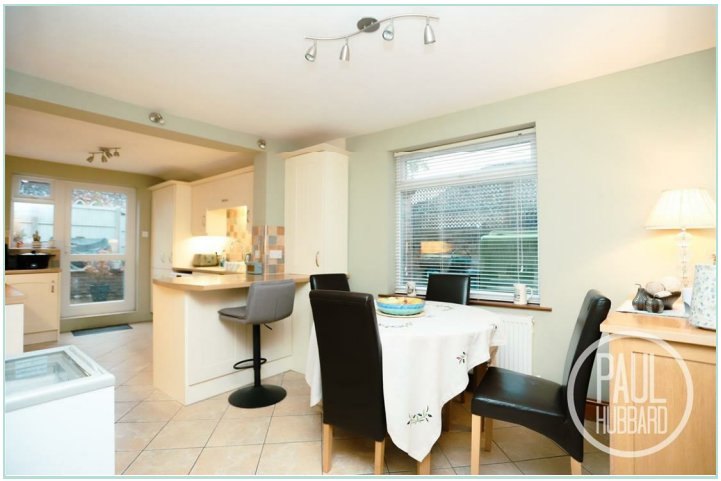
2.97 x 2.55

Obscure UPVC double glazed window to the rear aspect, tiled flooring and walls, heated towel rail, bath, mains fed shower with both handheld and rainfalls heads, wash basin inset to a vanity unit with mixer tap as well as a toilet with hidden cistern and programmable underfloor heating.

Cloakroom

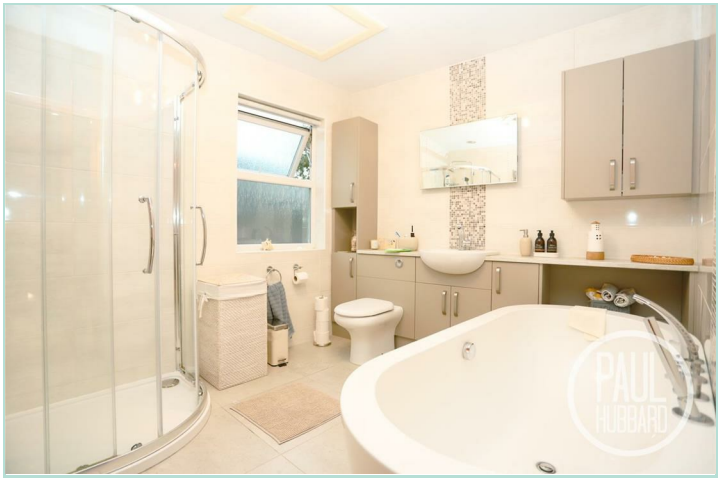
1.33 x 0.78

Obscure UPVC double glazed window to the side aspect, tiled flooring and part tilled walls, wall mounted wash basin with mixer tap, a toilet with hidden cistern and programmable underfloor heating.









Bedroom 1
3.45 x 3.25
UPVC double glazed window to the front aspect, fitted carpet, radiator and feature fireplace.

Bedroom 2
3.48 x 3.44 max
UPVC double glazed window to the rear aspect, fitted carpet, radiator and feature fireplace.

Bedroom 3
3.46 x 1.76
UPVC double glazed window to the front aspect, fitted carpet and a radiator.

Outside
Front
To the front of the property, a metal gate opens into an enclosed courtyard, bordered by a brick wall. A tiled pathway with a step leads up to the main entrance door, with a shingle area to the side.

Rear
To the rear of the property is a south-facing, paved courtyard enclosed by timber fencing and brick walls. Steps lead up to a patio area, while the paving continues down the side of the property to a timber shed and hardstanding area with a cycle pod too. An outside tap is also provided. Gated access at the rear of the patio leads to a pedestrian alleyway.

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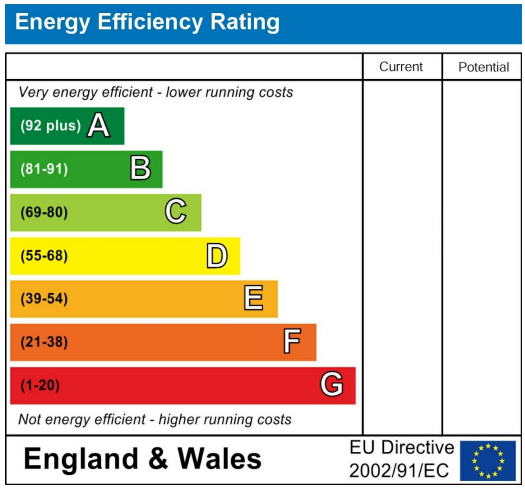
Tenure: Freehold
Council Tax Band: A
EPC Rating:
Local Authority: East Suffolk Council





Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

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