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£250,000
Guide Price







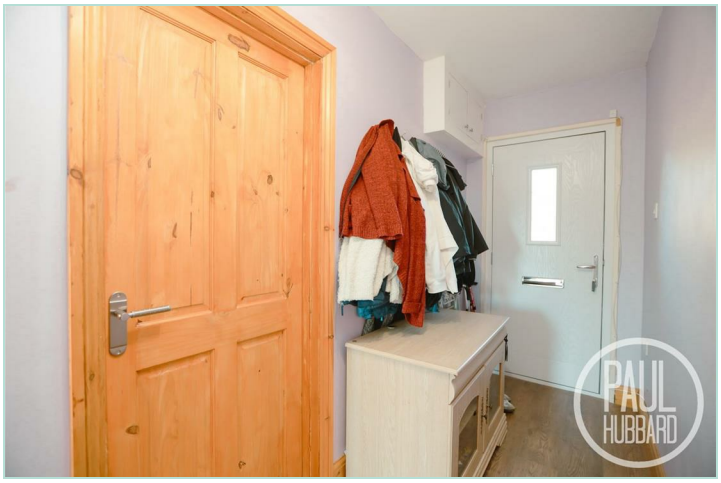
Uplands Road South

Lowestoft, NR33 8AF

- 2 Bedroom semi detached bungalow
- Situated in popular Carlton Colville location
- Recently fitted modern kitchen
- Newly fitted roof
- Newly fitted triple glazing windows and composite doors
- Newly fitted 1.5 separate garage to the rear
- South east facing garden
- Drive way with off road parking
- Cast iron log burner
- Close to local amenities, shops and schools

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e - info@paulhubbardonline.com t - 01502 531218









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.

Hallway leading to dining area

Newly fitted composite door to the front aspect, laminate flooring throughout, a radiator, an open plan layout to the dining area and doors opening to all internal rooms.

Dining Area

1.96m wide

Laminate flooring throughout, a radiator, wall units ideal for storage and space for appliances if required.

Bedroom 1

3.20m x 3.20m

Newly fitted UPVC triple glazed window to the front aspect, laminate flooring and a radiator.

Bedroom 2

3.27m x 2.40m

Newly fitted UPVC triple glazed window to the rear aspect, laminate flooring and a radiator.

Sitting Room

4.20m x 3.60m

Newly fitted UPVC triple glazed window to the front aspect, cast iron log burner, laminate flooring and a radiator.

Wetroom

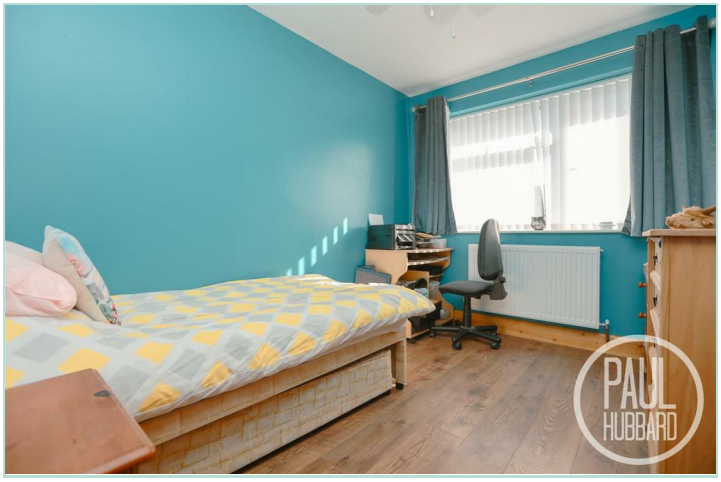
2.50m x 1.70m

Newly fitted UPVC triple glazed obscure window to the rear aspect, anti-slip vinyl wet room flooring, aqua board panelling, part tiled walls, sink set into vanity unit with both hot and cold taps, a toilet, mains fed tower shower attached to wall with hand held attachment and a heated towel rail.









Kitchen

3.70m x 2.30m
Newly fitted UPVC triple glazed window and composite door to the rear aspect opening into the garden, a selection of units above and below, laminate work surfaces, a radiator, tiled splash back, inset composite sink with mixer tap and draining board, integrated oven, dishwasher, gas hob with extractor fan above, space for fridge and washing machine.

Outside

To the front of the property is a brick-weave driveway leading to a set of gates, with further access extending along the side of the property. A concrete pathway leads to the front door, alongside a neatly maintained lawn. The frontage is fully enclosed by a brick wall and gated entrance, with mature shrubs and trees providing an attractive natural border.

To the rear is a fully enclosed garden, featuring brick and concrete steps leading to a brick-weave patio and a laid-to-lawn area. The patio continues along the side of the property, providing additional space for off-road parking or storage. To the rear of the garden is a Keter shed with double doors, offering useful additional storage.

Garage (5.00m x 4.16m)
A newly built 1.5 brick built garage with electric roller door to the front aspect, UPVC double glazed door to the side aspect, light and power inside.

Agent Note

- The property also benefits from a newly fitted roof

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.

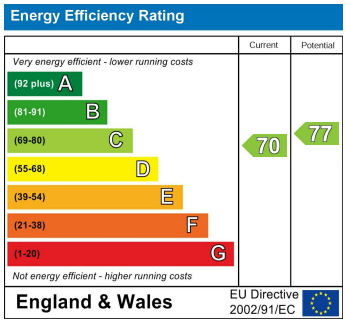

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Tenure: Freehold
Council Tax Band: B
EPC Rating: C
Local Authority: East Suffolk Council





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

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

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