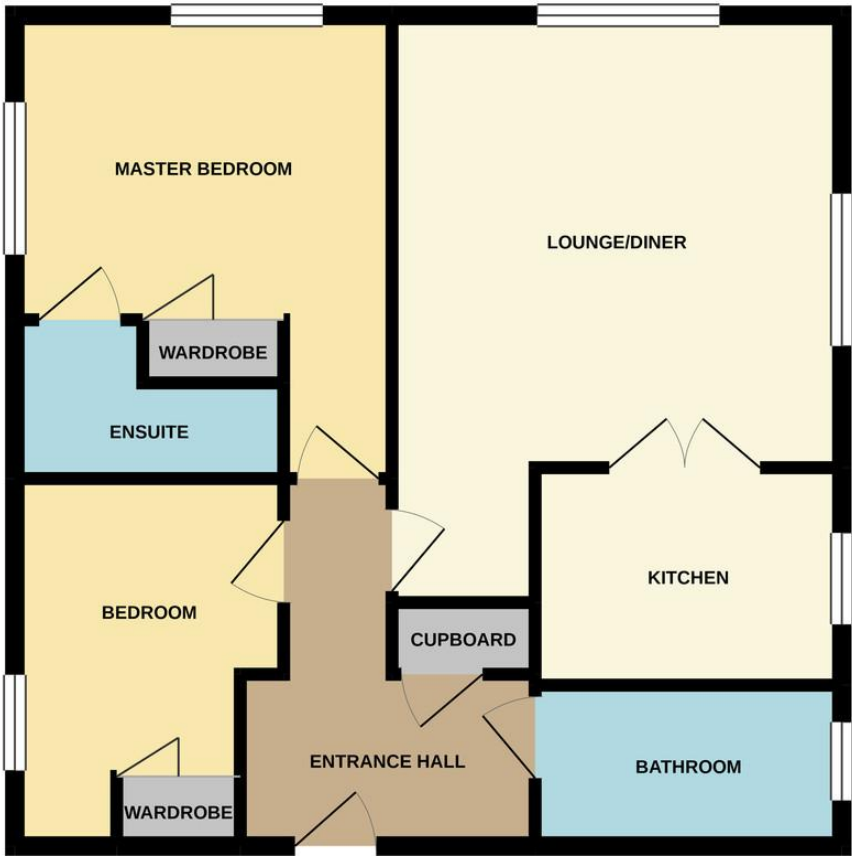


Tenure: Leasehold
Council Tax Band: A
EPC Rating : 'c74'
Local Authority: East Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



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

Head Office
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
propertyfile@paulhubbardonline.co
m
01502 531218

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



£140,000
Offers In Excess Of



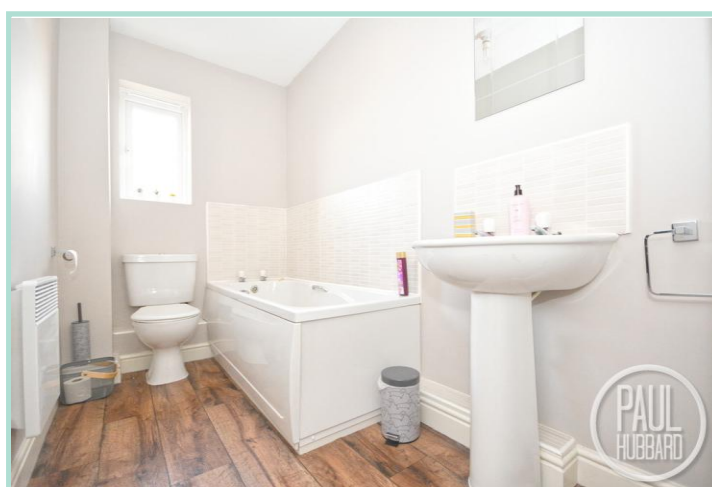
Killick Crescent

Carlton Colville, NR33 8FR

- Chain free and ready to go
- Family bathroom and en suite
- Open plan living area
- Sought after Carlton Colville location
- Two separate bedrooms

e - propertyfile@paulhubbardonline.com t - 01502 531218





Description:

LOCATION

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

ENTRANCE HALL

Entrance door to front aspect, carpet flooring, electric heater, loft hatch, doors opening to storage cupboard with water cylinder inside, bathroom, lounge diner, bedrooms 1 and 2.

BATHROOM

8' 10" x 4' 7" (2.7m x 1.4m)

UPVC double glazed window to side aspect, vinyl flooring, part tile walls, electric heater, toilet, pedestal hand wash basin and panelled bath.

LOUNGE/DINER

17' 4" x 13' 5" (5.3m x 4.1m)

x2 UPVC double glazed windows to rear and side aspect, carpet flooring, electric heater and doors opening to kitchen.

KITCHEN

8' 10" x 5' 10" (2.7m x 1.8m)

UPVC double glazed window to side aspect, vinyl flooring, part tile walls, units above and below, stainless steel sink with drainer, extractor fan, 4 ring electric hob, integrated oven, space for fridge freezer and washing machine.

BEDROOM 1

13' 9" x 11' 5" (4.2m x 3.5m)

x2 UPVC double glazed windows to rear and side aspect, carpet flooring, electric heater, space for double bed, doors opening to built in wardrobes and en suite.

ENSUITE

8' 2" x 4' 3" (2.5m x 1.3m)

Vinyl flooring, toilet, pedestal wash basin, electric heater and mains fed power shower inside a glass cubicle.

BEDROOM 2

11' 1" x 7' 6" (3.4m x 2.3m)

UPVC double glazed window to side aspect, carpet flooring, electric heater, space for a small double bed, door opening to built in storage cupboards.

OUTSIDE

The apartment is located on the second floor in the main building and benefits from an allocated parking space.

FINANCIALSERVICES

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.

