



Beccles Road, Carlton Colville Lowestoft NR33 8HL

welcome to

Beccles Road, Carlton Colville Lowestoft

William H Brown present this spacious and well-presented one-bedroom home on Beccles Road, offering a generous lounge/diner, modern kitchen, large double bedroom, first-floor small toilet and a low-maintenance garden. Ideal for first-time buyers or investment.

Entrance Hall

Access to bathroom and living room. Lino tiled effect flooring. Integrated storage cupboard.

Lounge

16' 5" x 13' (5.00m x 3.96m)

Double glazed window to rear aspect. Access to kitchen. Stairs to first floor. Lino wood effect flooring. Smart home enabled Electric heater. Power points.

Kitchen

9' 3" x 7' Max (2.82m x 2.13m Max)

Double glazed window to front aspect. Lino wood effect flooring. Fitted units with work surfaces. Space for cooker. Plumbing for washing machine. Butler sink with mixer tap. Space for fridge/freezer. Overhead units for storage. Power points.

Bedroom 1

16' 5" x 13' Max (5.00m x 3.96m Max)

Double glazed windows to front and rear aspect. Access to ensuite. Loft access. Wood effect lino flooring. Smart home enabled electric heater. Power points. Thermostat.

Ensuite

Lino wood effect flooring. Wc. Sink and mixer tap.

Bathroom

Double glazed window to side aspect. Tiled wood effect flooring. Fully tiled walls. Wc. Sink and mixer tap. Bathtub with showerhead. Additional overhead power shower. Extractor fan. Spotlights.

Rear Garden

Soil turf with part fenced, part shrubbery surround.

Parking

POTENTIAL for off-road parking.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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Beccles Road, Carlton Colville Lowestoft

- Generous lounge/dining room
- Large first-floor double bedroom
- Contemporary bath/shower room
- Enclosed, low-maintenance rear garden
- Perfect for first-time buyers, downsizers or investors

Tenure: Freehold EPC Rating: F

Council Tax Band: A

£135,000



Total floor area 51.6 m² (555 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
LOW109388 - 0011

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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