



**18 Rushmere Road**  
Carlton Colville, Lowestoft, NR33 8DA  
Guide Price £150,000



**18 Rushmere Road, Carlton  
Colville, Lowestoft, Suffolk,  
NR33 8DA**

**CASH BUYERS ONLY - BEING SOLD BY SEALED BIDS.** Located on Rushmere Road in the charming village of Carlton Colville, Lowestoft, this attractive chalet was built in the 1920's and presents a unique opportunity for those seeking a project with immense potential. The property does require substantial renovation and will be available to cash buyers only. Some buyers may consider extending the property and others will look at the possibility of demolishing the existing property to create a building plot, but the choice is yours.

**PLEASE NOTE** this property will be sold by **SEALED BIDS**, and we will be inviting **BEST AND FINAL** offers to be submitted by 12.00pm on Tuesday, 25th February (submitted into Hardimans office). This is a rare opportunity to acquire a chalet bungalow in a desirable location, and should you be interested, then please contact the agents for a sealed bid form.

**COVERED ENTRANCE**

door to:-

**ENTRANCE HALL**

walk-in store cupboard.

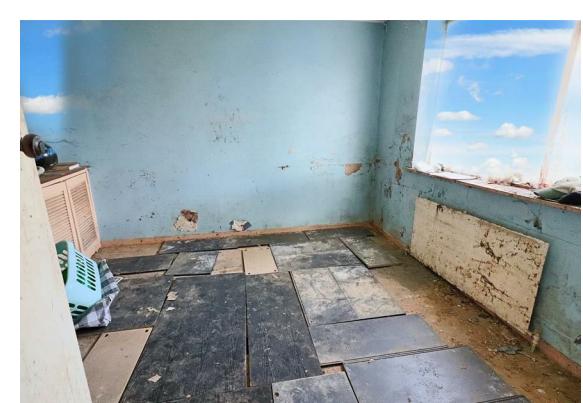
**RECEPTION ROOM 1**

with front window.

**RECEPTION ROOM 2**

with front window.





**RECEPTION ROOM /BEDROOM 3**  
with rear window.

**KITCHEN**  
stairs to first floor.

**STAIRS TO FIRST FLOOR**

**BATHROOM**

**SEPARATE WC**

**STAIRS TO FIRST FLOOR**

**BEDROOM 1**

Stairs into bedroom  
Door to;

**BEDROOM 2**

**OUTSIDE**

To the front, gardens laid to lawn, conifer hedgerows, feature monkey puzzle tree. To the side, gate and pathway. To the rear, garden area, double gates to Fairhead Loke (unmade service road) providing vehicular access, gardens laid to lawn.

**INTEGRAL STORE**  
Store room integral to main building.

**GARAGE**  
of asbestos construction.

**COUNCIL TAX BAND**  
C



## TENURE

Freehold

## MATERIAL INFO

This property has:

Electric and mains drainage, no gas.

Flood Risk Info: Very low

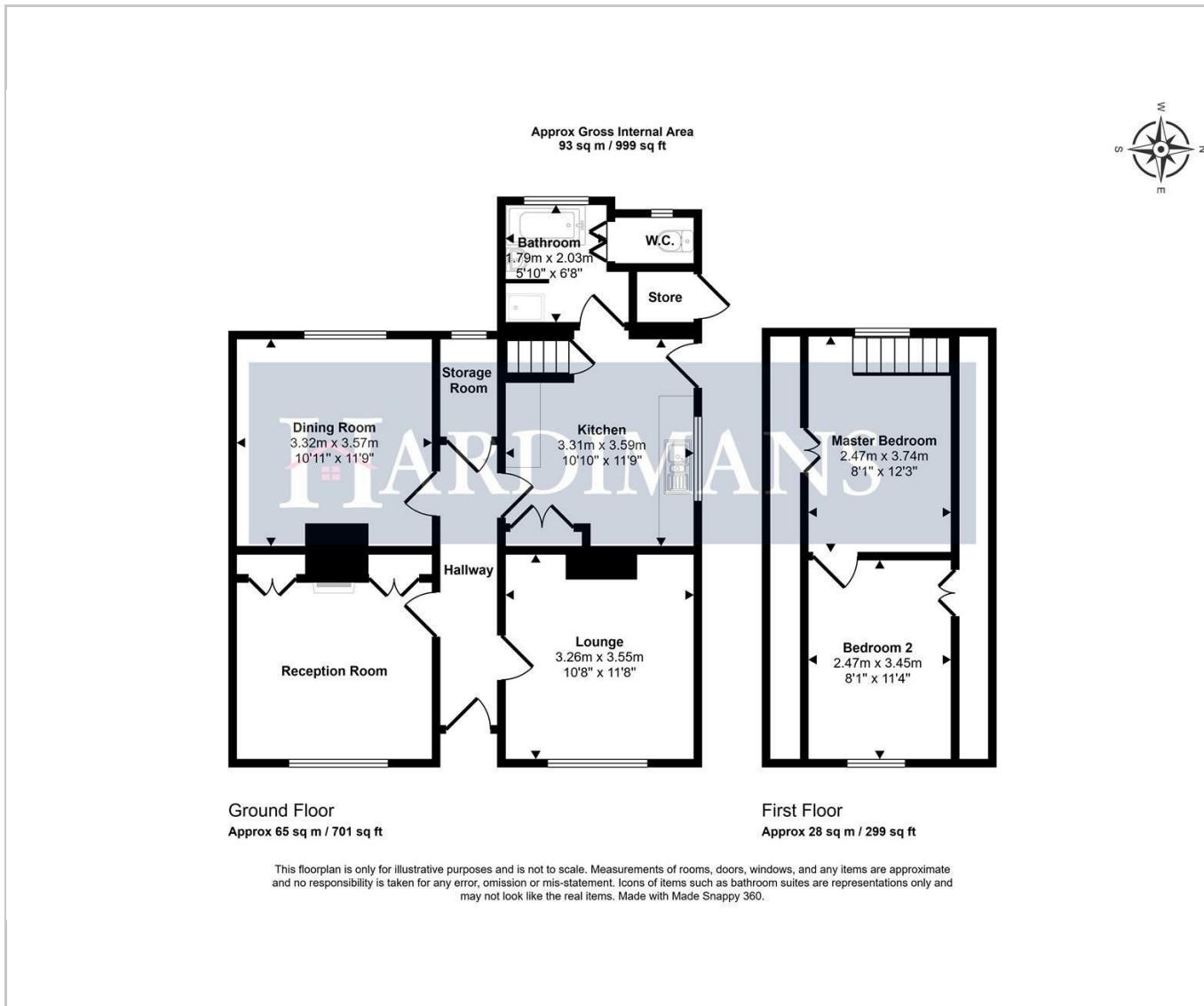
\* Broadband: Ultrafast download 10000 Mbps upload 10000 Mbps

\* Mobile: EE likely, Three Likely, 02 Likely, Vodafone Likely

\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



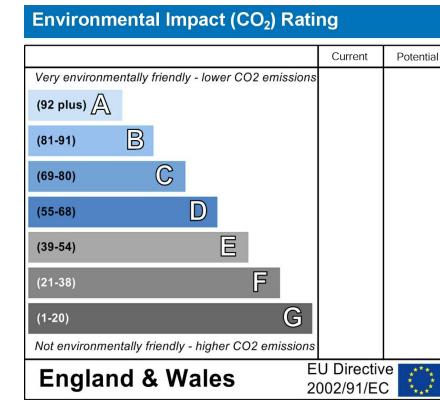
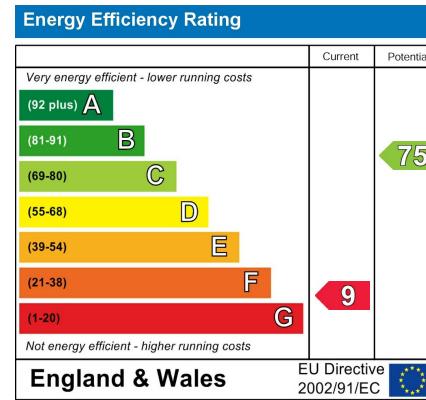
## Floor Plan



## Area Map



## Energy Efficiency Graph



## ORDNANCE SURVEY MAP



### Viewing

Please contact our Lowestoft Office on 01502 515999  
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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