



HARDIMANS

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.

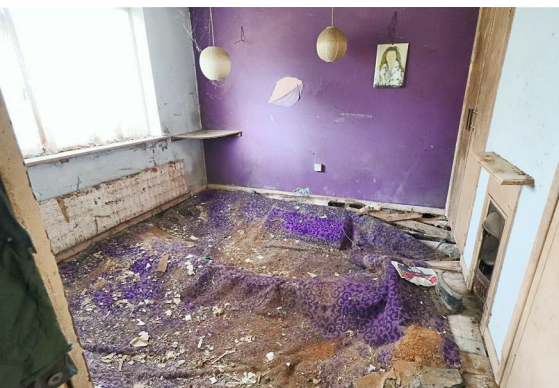
RECEPTION ROOM 1

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

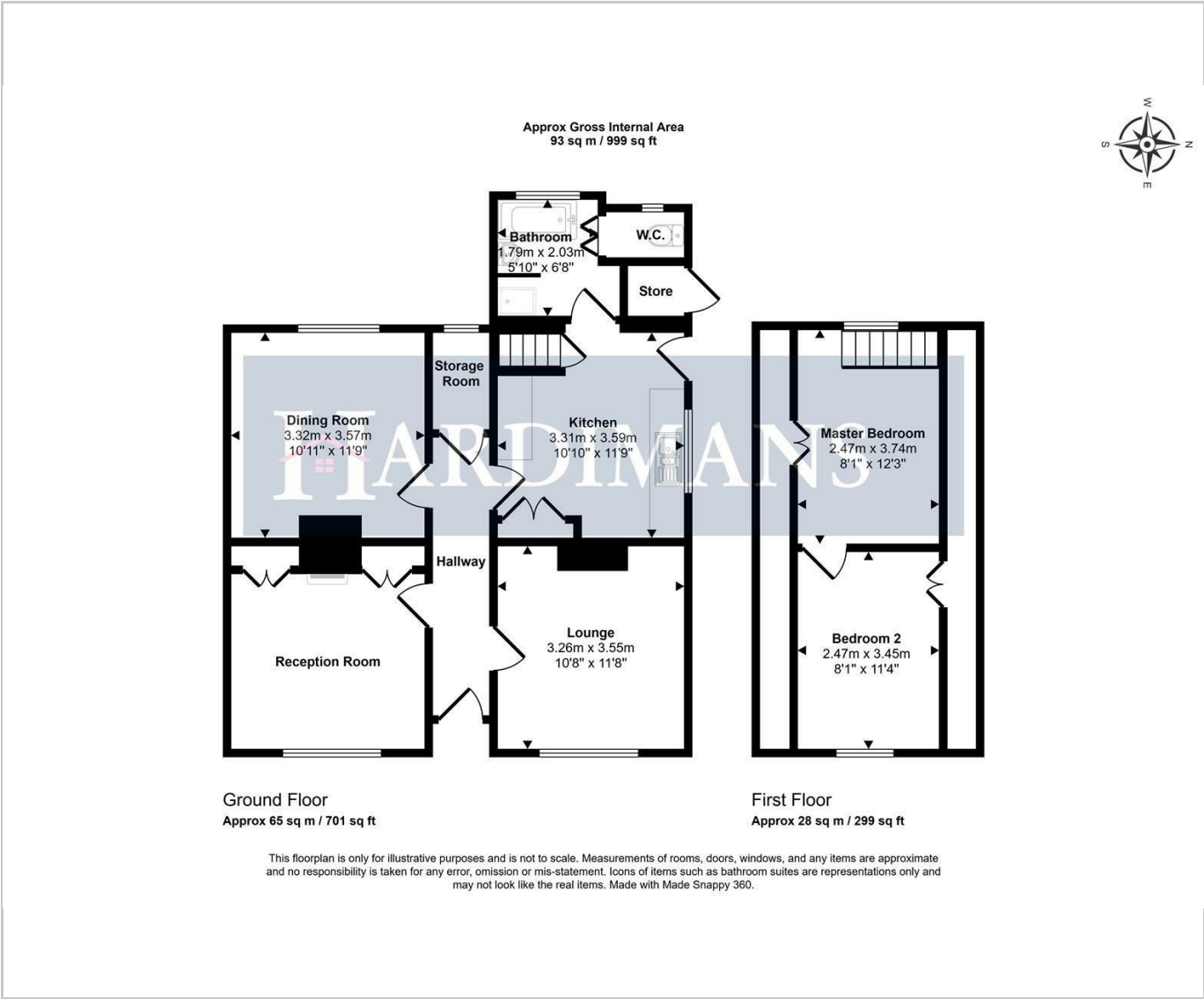
* Broadband: Ultrafast download 10000 Mbps upload 10000 Mbps

* Mobile: EE likely, Three Likley, 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.



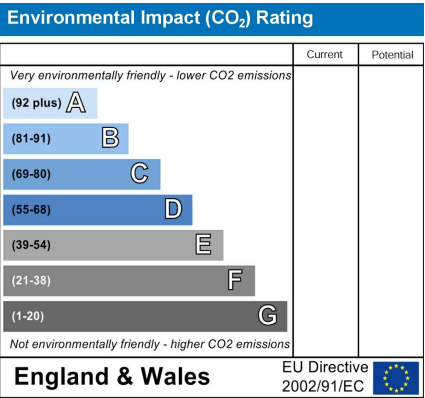
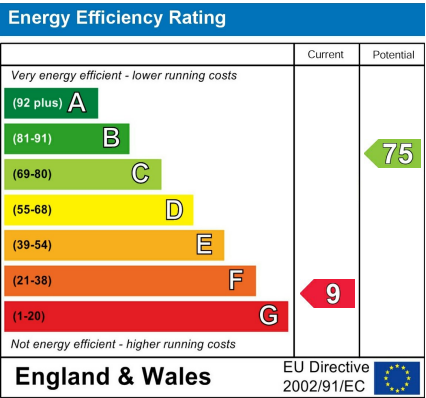
Floor Plan



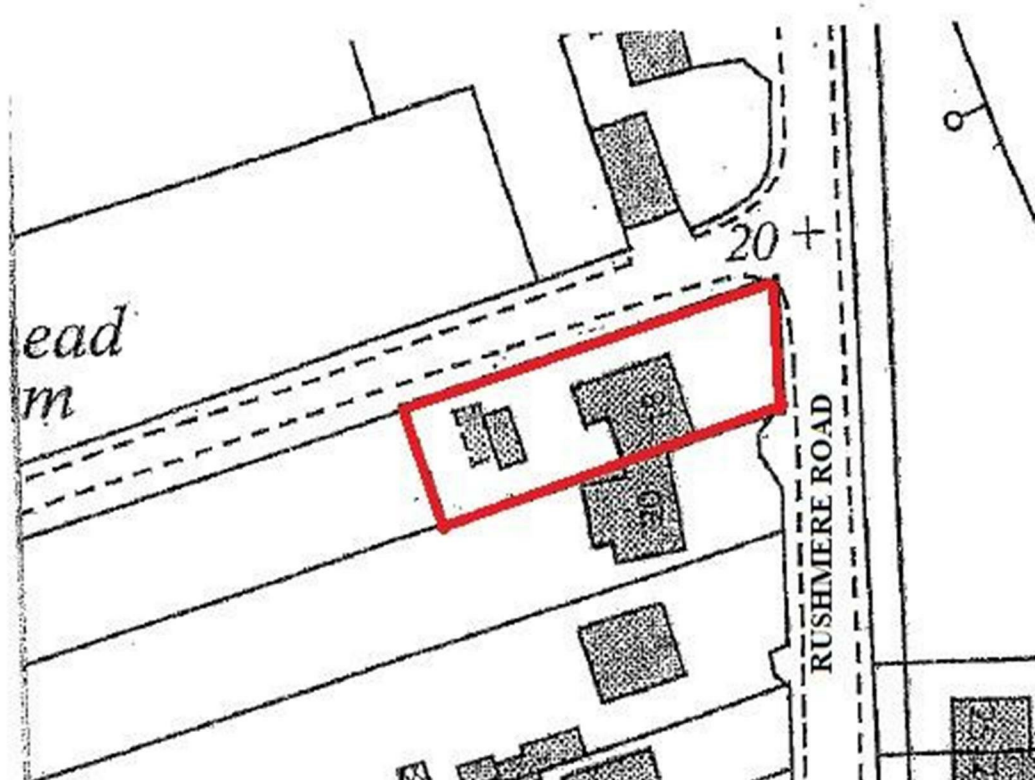
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.