

£220,000  
Asking Price



## Victoria Road , NR33 9LP

- Well presented throughout
- 3 Separate bedrooms
- Ideal family home
- Sought after location of Oulton Broad
- Rear garage with space for 3 cars outside
- Separate entrance porch
- Walking distance to Nicolas Everett's park
- Gas central heating throughout
- Separate ground floor WC
- UPVC Double glazed throughout







## LOCATION

Oulton Broad is one of the finest stretches of inland water in the UK and located 2 miles west from Lowestoft. A thriving spot, filled with independent restaurants, coffee shops, popular parks and 2 train stations with direct links to Norwich and Ipswich.

## ENTRANCE PORCH

1.8 x 1.0

UPVC double glazed windows to front and side aspect, entrance door, tile flooring, brick arch, UPVC double glazed windows and doors to rear aspect opening into the entrance hall.



## ENTRANCE HALL

High gloss wood effect laminate flooring, doors opening to ground floor WC, kitchen and lounge diner, stairs leading to first floor landing.

## GROUND FLOOR WC

1.8 x 0.8 Max

UPVC double glazed window to side aspect, vinyl flooring, toilet, and hand wash basin.

## KITCHEN

4.4 Max x 2.8

UPVC double glazed windows to rear and side aspect, UPVC double glazed door to side aspect opening into the garden. Tile flooring, part tiled walls, integrated extra fan, composite sink with drainer, solid wood worktops, cupboard with gas combi boiler inside, units above and below. Space for fridge freezer, double oven with 7 ring gas hob, dishwasher and washing machine.



## LOUNGE

3.5 x 3.3

UPVC double glazed bay window to front aspect, high gloss wood effect laminate flooring, opening leading through to dining room.

## DINING ROOM

3.3 x 3.0

UPVC double glazed French doors to rear aspect opening into the garden, high gloss wood effect laminate flooring.



## FIRST FLOOR LANDING

UPVC double glazed window to side aspect, carpet flooring, doors opening to the family bathroom and bedrooms 1-3.





### BEDROOM 1

3.9 Into bay x 3.4

UPVC double glazed bay window to front aspect, carpet flooring.

### BEDROOM 2

3.3 x 3.0 Max

UPVC double glazed window to rear aspect, carpet flooring, door or opening to storage cupboard with cylinder inside.

### BEDROOM 3

2.3 x 2.1

UPVC double glazed window to rear aspect, carpet flooring, loft hatch.

### BATHROOM

1.8 x 1.8

UPVC double glazed window to front aspect, vinyl flooring, part tiled walls, toilet, pedestal wash basin, wood panel bath with shower above.

### OUTSIDE

To the front of the property a patio walk way leading to the main entrance door and side gate access, shingle landscaped garden with shrubs and flower beds.



The rear of the property features a laid lawn, shingle area, flower beds and shrubs, a small inset pond, a patio walkway leading to the brick built garage all within a timber fence surround. Timber gate opening to rear parking access, with space for 2 cars.

### GARAGE (6.9m x 3.1m)

Brick built garage with up and over door opening to the rear aspect, timber single glazed window to front aspect, single timber door to side aspect, space for a vehicle, light and power.

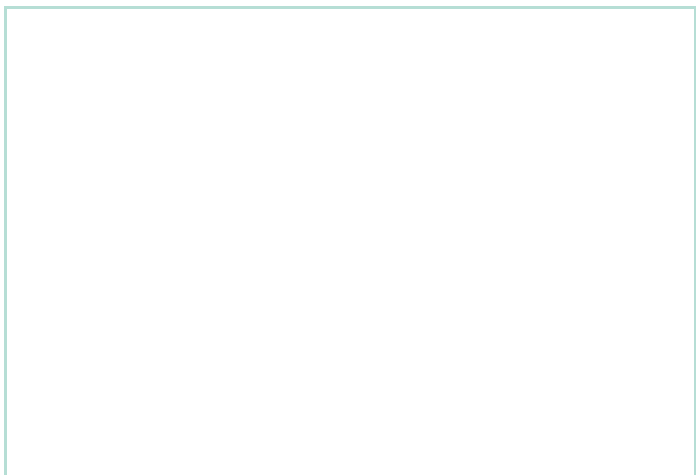
### FINANCIAL SERVICES

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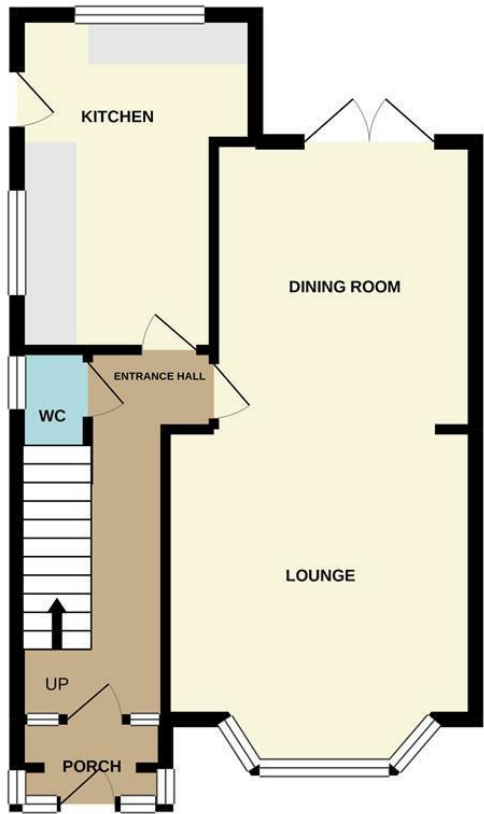




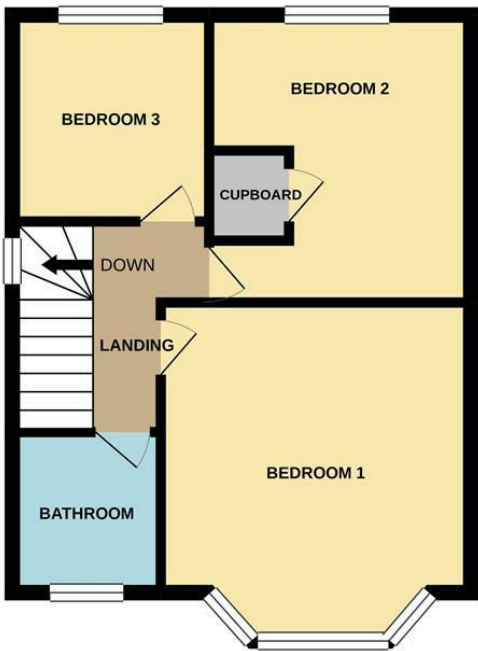
Tenure: Freehold  
Council Tax Band: B  
EPC Rating: D  
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



1ST 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 as to their operability or efficiency can be given.  
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