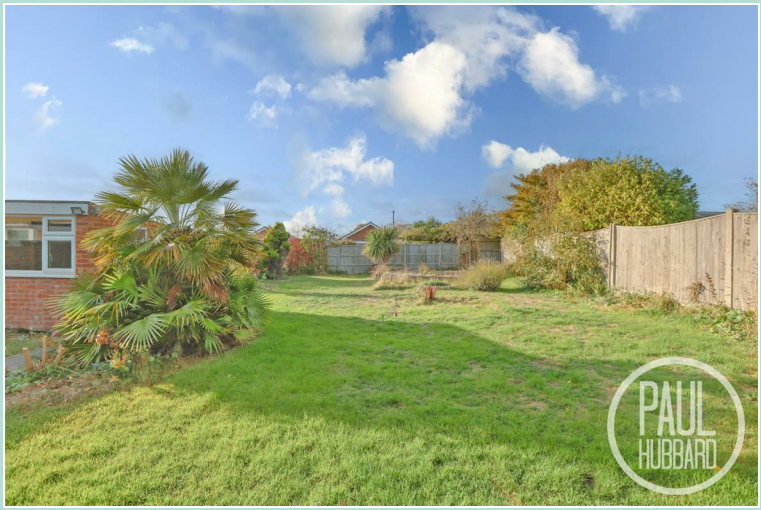
www.paulhubbardonline.com

£240,000
Asking Price







Clovelly Rise

Lowestoft, NR32 4EN

- Chain free
- Detached bungalow
- 2 Seperate bedrooms
- Popular North Oulton Broad location
- A great opportunity to put your own stamp on
- West facing rear garden
- Planning permission granted for a rear extension (stpp)
- Driveway with off road parking
- Recently fitted gas boiler
- Close to local shops and amenities

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Location - Oulton Broad

This property is situated in the outskirts of Oulton Broad North, close to local amenities. Oulton Broad boasts one of the best inland waterways in the UK. Just a stone's throw away from Lowestoft, this vibrant spot is bursting with independent eateries, cosy coffee shops, and picturesque parks. With two train stations offering direct links to Norwich and Ipswich, it's never been easier to explore this stunning location. Whether you're looking for a relaxing day out or an action-packed adventure, Oulton Broad has something for everyone!

Entrance Hall

UPVC double glazed window and entrance door to the front aspect, carpet flooring throughout, a radiator, dado rail, loft hatch and doors opening to the lounge/diner, kitchen, bedrooms 1-2, the bathroom and built in storage cupboard housing the fuse board.

Lounge/Diner

5.31m x 3.48m

UPVC double glazed bay window to the front aspect, additional windows to the side and rear aspects with door opening into the garden. Carpet flooring throughout, a radiator and dado rail.

Kitchen

4.05m x 2.63m

UPVC double glazed window and door to the rear aspect opening into the garden, vinyl flooring throughout, a radiator, cupboard housing a recently fitted gas boiler, units above and below, laminate work surfaces, tile splash backs, stainless steel sink with drainer, extractor fan with gas oven below, space for appliances including a washing machine and fridge/freezer.

Bathroom

1.98m x 1.68m

UPVC double glazed window to the side aspect, vinyl flooring throughout, tile walls, a radiator, pedestal hand wash basin, toilet and bath with mains fed shower above.

Bedroom 1

3.77m x 3.72m

UPVC double glazed bay window to the front aspect, carpet flooring throughout and a radiator.









Bedroom 2

3.87m x 2.56m

UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.

Outside

To the front of the property, a brick wall encloses a concrete driveway which extends along the side of the property. Adjacent to the driveway is a laid lawn, complemented by mature planted borders featuring a variety of plants, shrubs and trees. A brick weave pathway runs across the lawn and leads to a sloping approach to the main entrance door.

To the rear of the property, a concrete pathway leads to a sizeable west facing laid lawn garden, purposefully built outhouse and timber gate which provides access to the driveway.
The garden is enclosed by a combination of brick walls and panelled timber fencing. To the far end of the lawn is a second, raised paved patio area, providing additional outdoor seating space. Further features include an external water tap and outdoor lighting.

Agent Note

Planning permission has been granted for a single-storey rear extension, offering the potential to significantly enhance the property by creating a garage, third bedroom, en-suite bathroom, utility room and a spacious open-plan kitchen/lounge/diner.

Financial Services

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.

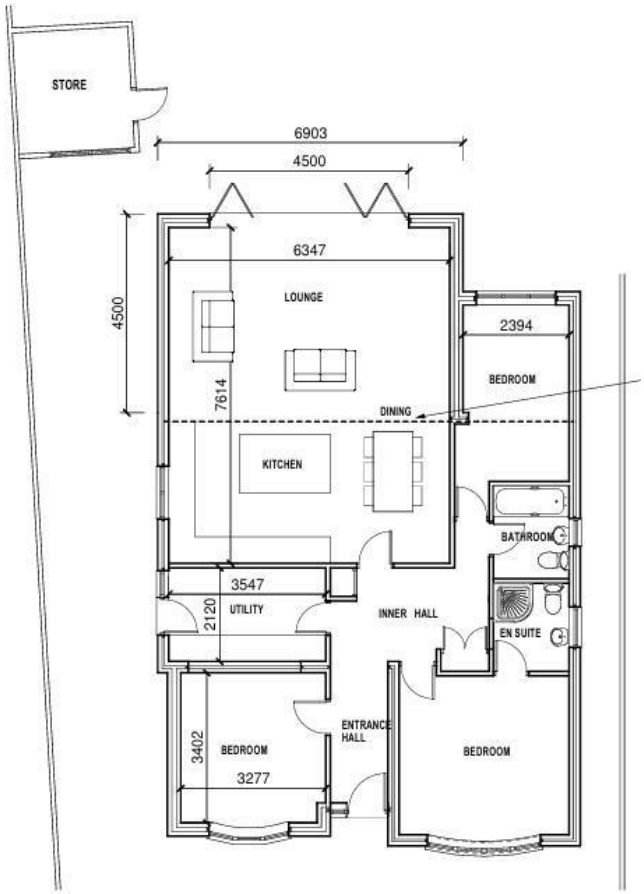
Anti-Money Laundering

Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.


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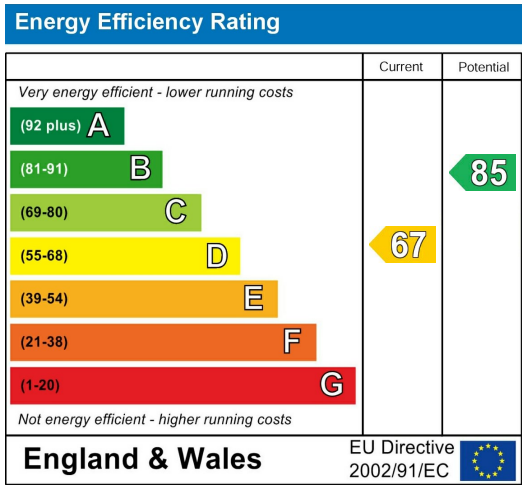

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GROUND FLOOR LAYOUT

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





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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