

Tenure: Freehold  
 Council Tax Band: A  
 Local Authority: East Suffolk Council

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

**£100,000**  
 Asking Price



**Victoria Road**  
 Lowestoft, NR33 9GZ

- Well presented chalet home
- 2 bedrooms
- Off road parking
- Chain free
- Wrap around garden with south facing area
- UPVC double glazing
- Good size kitchen/ breakfast room
- Perfect for making your own
- Close to local amenities & shops
- Nearby great transport links

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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 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

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### Location

Discover the hidden gem of Oulton Broad, boasting 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!

### Sitting Room

5.05 max x 3.40 max  
Main entrance door & UPVC double glazed window to the front aspect, fitted carpet, UPVC double glazed bay window to the side aspect, radiator and doors opens into the hallway & dining room



### Dining Room

2.40 x 2.12  
Fitted carpet, UPVC double glazed bay window to the side aspect, radiator and a door opening to the kitchen/ breakfast room & sitting room.



### Hallway

Fitted carpet, built-in storage cupboard and doors opening to the kitchen, sitting room, bedrooms & shower room.

### Kitchen/ Breakfast Room

3.15 max x 2.80 max  
Fitted carpet tile, UPVC double glazed window & door to the rear aspect, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, space for chairs/ stools, built-in oven, gas hob & extractor hood, space for a washing machine & fridge-freezer, built-in cupboards for storage & housing the boiler and doors opening into the hallway & dining room.



### Bedroom 1

3.60 x 2.87  
Fitted carpet, dual aspect UPVC double glazed windows and a radiator.

### Bedroom 2

2.87 x 2.73  
Fitted carpet, UPVC double glazed window to the side aspect and a radiator.

### Shower Room

1.99 max x 1.70 max  
Vinyl flooring, UPVC double glazed obscure window to the front aspect, part-tiled walls, extractor fan, radiator, toilet, pedestal wash basin with hot & cold taps and an electric shower set into a cubicle enclosure with double doors.

### Outside

A pathway runs around the entire property, leading to a generous wrap-around garden featuring a mix of patio and shingle areas, along with ample space for planting. The largest section of the garden is south-facing, providing excellent natural light. Steps lead up to the main entrance door, while additional features include a greenhouse, a storage unit, mature trees, and further steps up to the rear entrance.

Just a short distance from the property, there is an allocated off-road parking space for one vehicle.

### Lease Information

TBC

