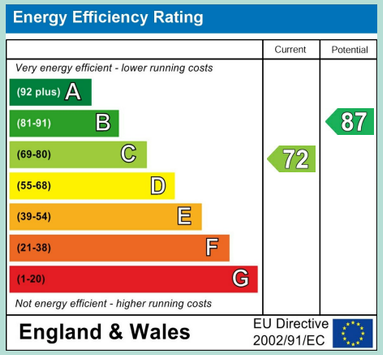
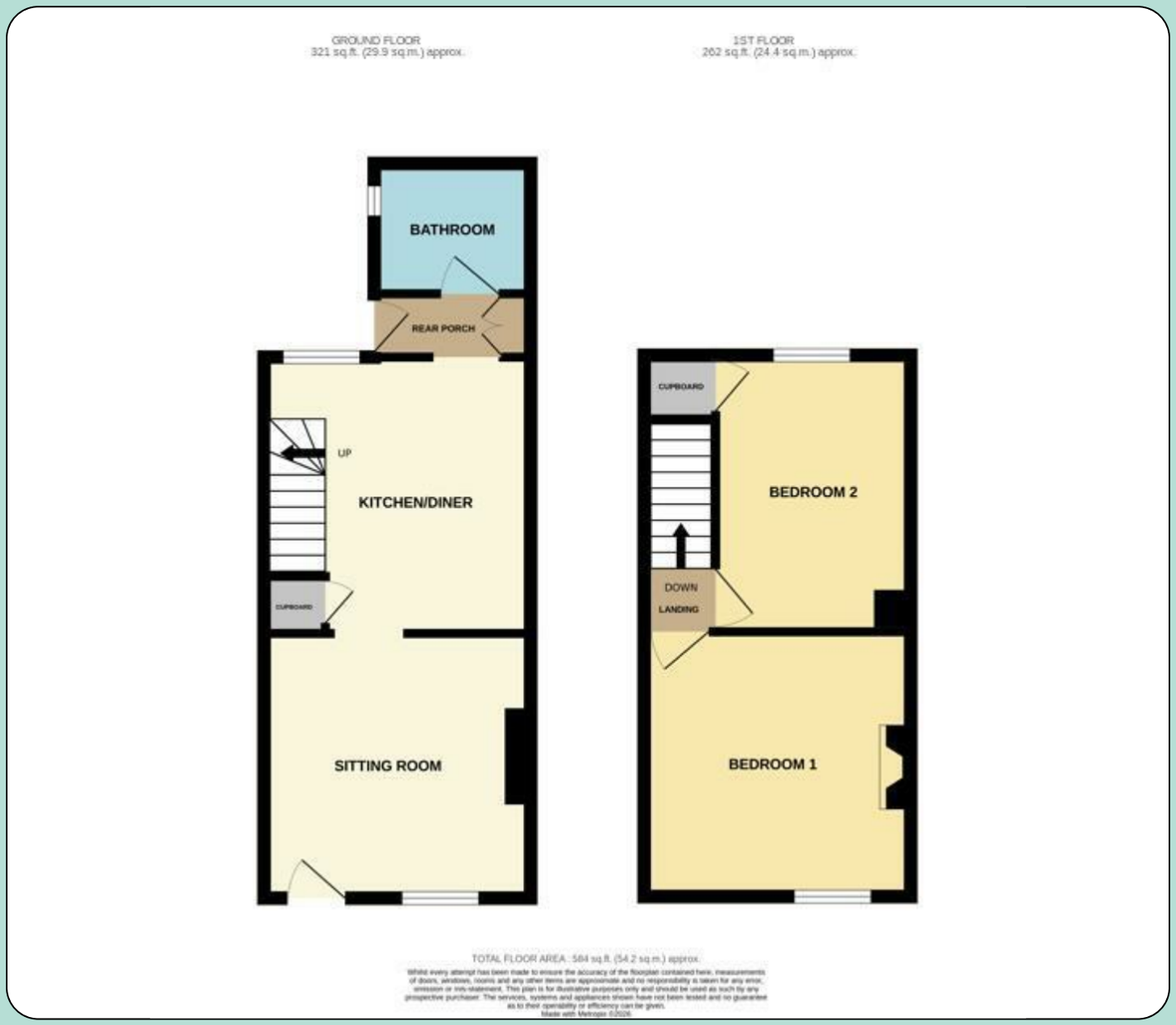
Tenure: Freehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Sufolk Council




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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









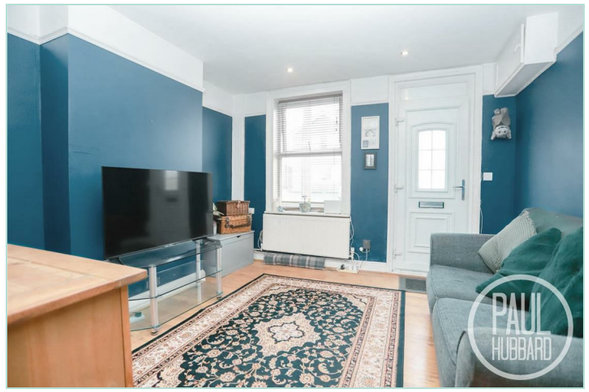

# Moyes Road

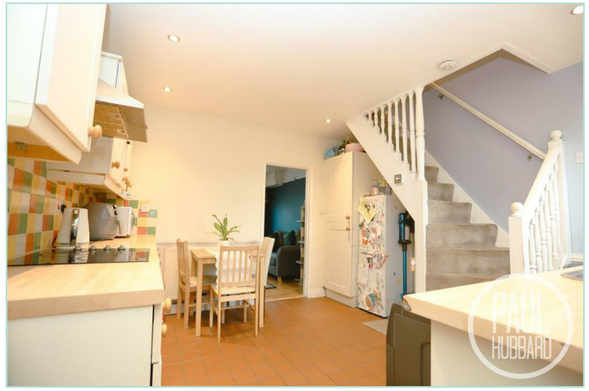
Lowestoft, NR32 3NY

- Ideal mid terrace home
- 2 double bedrooms
- West facing rear garden
- Gas central heating with combi boiler
- Built in storage
- Perfect for a first time buyer
- Sought after location close to the broads
- Opportunity to put your own stamp on it
- Close to local shops, schools and amenities
- Great transport links nearby

PAUL HUBBARD

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## Location - Oulton Broad
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
3.49 x 3.48 max
UPVC double glazed window and door to the front aspect, laminate flooring, radiator and opening onto the kitchen.

## Kitchen/Diner
3.63 x 3.49 max
UPVC double glazed window to the rear aspect, tiled flooring, radiator, laminate work surfaces, units above and below, inset stainless reel sink and drainer with mixer tap, oven, hob and extractor hood. A built in cupboard for storage space for washer/dryer. Stairs lead to the first floor landing and an opening leads to the rear porch.

## Rear porch
2.08 x 0.82 max into cupboard
Obscure UPVC door leads to the side aspect and to the garden, tiled flooring, a cupboard for storage and a door leads to the bathroom.

## Bathroom
2.8 x 1.70
Obscure UPVC double glazed window to the side aspect, tiled flooring and walls, radiator, toilet, wall mounted wash basin, panelled bath with hot and cold taps as well as a mains fed shower and handheld attachment.

## Stairs leading to the first floor landing
Fitted carpet, timber hand rails and doors lead into the bedrooms.

## Bedroom 1
3.50 x 3.45 max
UPVC double glazed window to the front aspect, fitted carpet, radiator and original feature fireplace.

## Bedroom 2
366 x 2.74 max
UPVC double glazed window to the rear aspect, fitted carpet, radiator and a cupboard houses the gas combi boiler.

## Outside
Front
To the front of the property is a brick wall-enclosed frontage with a paved concrete area and a step leading up to the main entrance door.

Rear
To the rear of the property is a west-facing, fully enclosed garden, with panelled fencing to the boundaries. A concrete pathway runs along the side of the property, providing access to an outside tap, drainage and a timber storage shed. The garden then opens out to a paved patio and a laid lawn, with stepping stones leading to a second timber storage shed. The lawn is bordered by a variety of mature plants, shrubs and established trees, creating an attractive and established garden.

## 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.

