

Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: TBC  
 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	

**£235,000**  
 Asking Price



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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**Fern Avenue**  
 Lowestoft, NR32 3JF

- Detached bungalow
- Set down a sought after cul de sac in Oulton Broad
- 2 separate bedrooms
- Chain free
- Driveway with off road parking for multiple vehicles
- Garage
- West facing rear garden
- Gas central heating with combi boiler
- Close to local amenities, shops & schools
- Great transport links nearby

**Paul Hubbard Estate Agents**  
 178-180 London Road South  
 Lowestoft  
 Suffolk  
 NR33 0BB

**Contact Us**  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
 01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

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e - [info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

t - 01502 531218





### 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!

### Entrance Hall

UPVC entrance door & double glazed obscure window to the side aspect, fitted carpet, loft access, radiator, x2 storage cupboards (housing the gas combi boiler & consumer unit) and doors opening to all internal rooms.

### Sitting Room

6.04 x 3.51  
Fitted carpet, x3 dual aspect UPVC double glazed windows, x2 radiators and a fireplace.

### Kitchen

3.48 max x 2.54 max  
Tile flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, space for an oven, washing machine & fridge-freezer and a built-in extractor hood.

### Bedroom 1

3.92 x 3.45  
Fitted carpet, UPVC double glazed window to the rear aspect, radiator and fitted wardrobes & drawers.

### Bedroom 2

3.25 x 2.97  
Laminate flooring, radiator, fitted wardrobes and UPVC sliding doors open into to conservatory.

### Conservatory/ Dining Room

5.53 x 2.78  
Space for a dining table & separate seating if desired making a functional multipurpose reception space featuring, tile & laminate flooring, dual aspect UPVC double glazed windows, radiator and UPVC French doors to the rear courtyard garden.

### Shower Room

2.11 x 1.72  
Tiled floor & walls, UPVC double glazed obscure window to the side aspect, heated towel rail, toilet, pedestal wash basin with hot & cold taps and a mains-fed shower set into a large cubicle enclosure with aqua board wall panels.

### Outside

Fully enclosed by panel fencing and a surrounding brick wall. Double gates open onto a laid-to-lawn front garden with well-stocked planted borders. To one side is an outdoor tap and gated access to the rear garden. To the other side, a brick weave driveway provides off-road parking for multiple vehicles and leads to the main side entrance, the detached brick-built garage, and continues around to the rear garden.

West-facing and fully paved for low maintenance, featuring raised shingle beds to the rear planted with decorative shrubs and plants. Additional features include an outdoor light and a storage shed.

### Garage

Detached brick-built garage with an up-and-over door to the front, offering secure parking or additional storage. Fitted with lighting and electrical sockets.

### 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.

