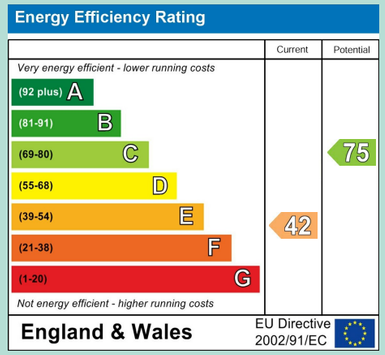
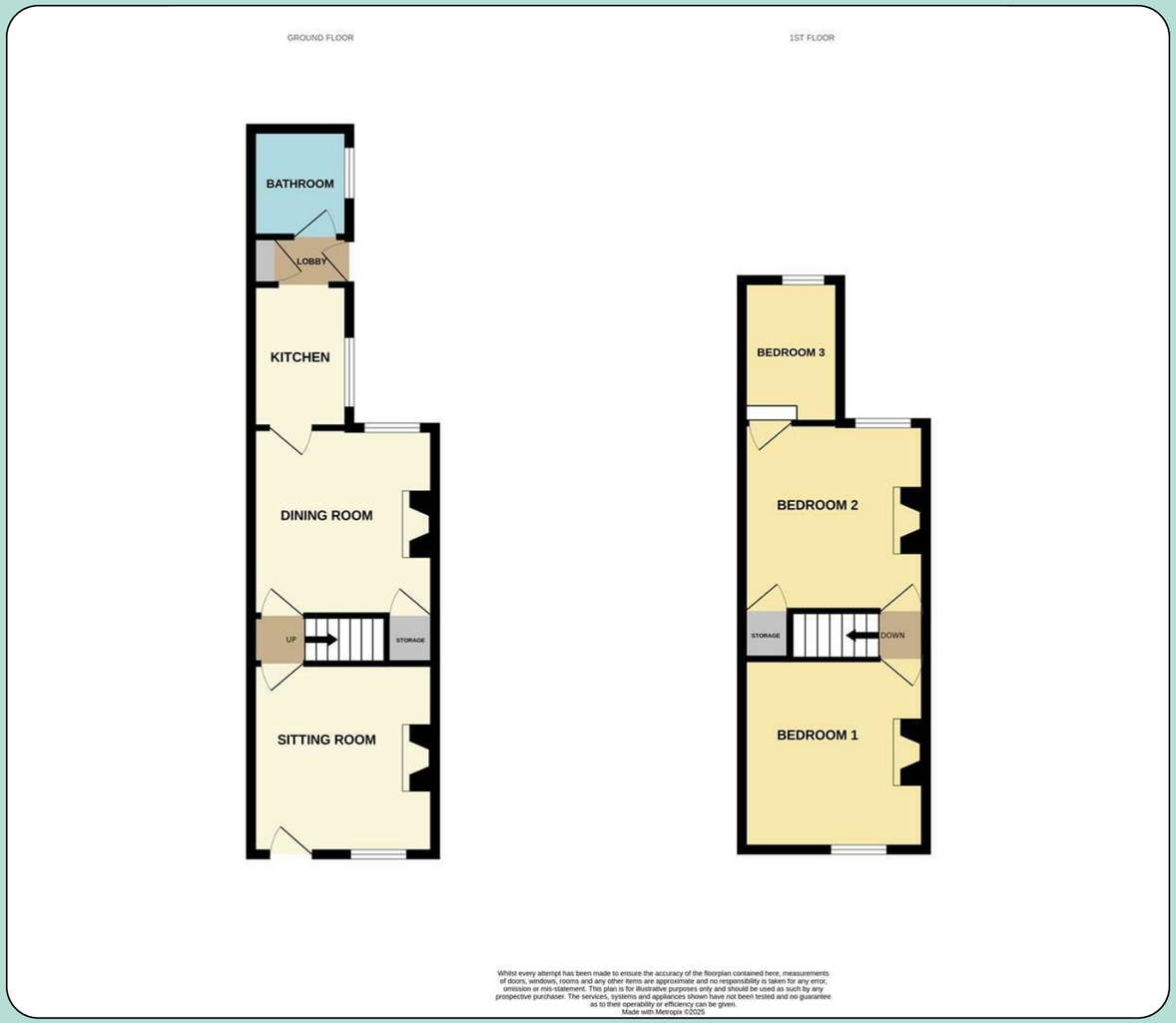
Tenure: Freehold
Council Tax Band: A
EPC Rating: E TBC
Local Authority: East Suffolk Council





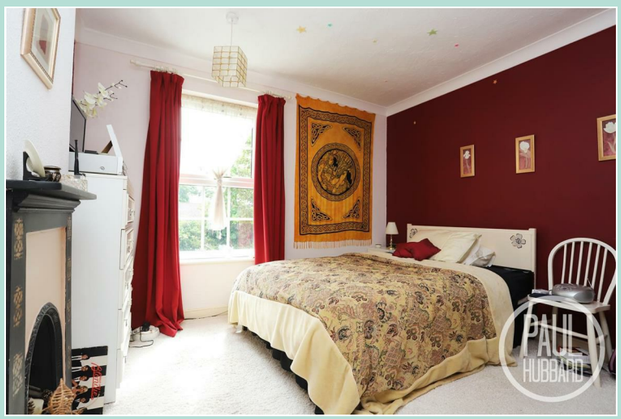
Paul Hubbard Estate Agents
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01502 531218
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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



£120,000
Asking Price





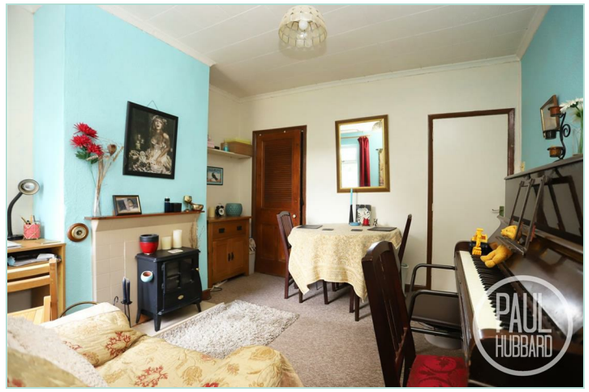
Meadow Road
Oulton, NR32 3AZ

- Victorian mid terrace home
- Sought after location in Oulton
- Period features
- 3 bedrooms
- 2 reception rooms
- Built-in storage solutions
- Ready to put your own stamp on
- Fully enclosed gardens front & rear
- Close to local amenities shops & schools
- Great transport links

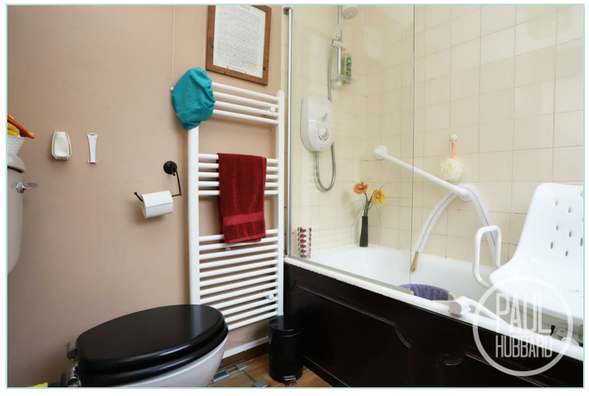
PAUL HUBBARD

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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
3.46 x 3.35
UPVC entrance door & double glazed window to the front aspect, electric fireplace and a door opens to the lobby.

Lobby
Fitted carpet, stairs leading to the first floor landing and a door opens into the dining room.

Dining Room
3.41 x 3.33
Fitted carpet, UPVC double glazed window to the rear aspect, fireplace surround, built-in storage cupboard and a door opens to the kitchen.

Kitchen
2.61 x 1.77
Vinyl 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, fridge & washing machine and a doorway opening leads to the rear lobby.

Rear lobby
Vinyl flooring, built-in storage cupboard (housing the water cylinder), a door opens to the bathroom and a UPVC door opens out to the garden.

Bathroom
1.97 x 1.76
Vinyl flooring, UPVC double glazed obscure window to the side aspect, part-tiled walls, extractor fan, heated towel rail, wall mounted heater, toilet, pedestal wash basin with hot & cold taps, a panelled bath with hot & cold taps and an electric shower set above.

Stairs leading to the First Floor Landing
Fitted carpet and doors opening to bedrooms 1 & 2.

Bedroom 1
3.49 x 3.35
Fitted carpet, UPVC double glazed window to the front aspect and a feature fireplace.

Bedroom 2
3.51 x 3.30
Fitted carpet, UPVC double glazed window to the rear aspect, feature fireplace, a built-in storage cupboard and a door opening to bedroom 3.

Bedroom 3
2.65 x 1.77
A step down leads to bedroom 3 which features fitted carpet and a UPVC double glazed window to the rear aspect.

Outside
A gated entrance opens onto a well-maintained front garden, featuring fully stocked flower beds and a pathway leading directly to the main entrance.

The rear garden offers a generous laid lawn bordered with mature plants and shrubs, complemented by a patio area ideal for outdoor seating. Additional features include a timber shed, a summer house, outdoor lighting, and gated rear access. The space is fully enclosed by panel fencing.

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.

