

£90,000  
Asking Price



## Broadlands

Oulton Broad, NR33 9JY

- Gorgeous renovated park home
- 2 double bedrooms with a spacious master suite
- Open-plan living area
- Modern decor throughout
- Chain free

- Ideal HOLIDAY home or INVESTMENT
- Option to be occupied 12 months a year
- Walking distance from the broads & popular eateries such as Moss & co
- Use of on site amenities including the swimming pool & laundrette
- Covered terrace seating area to the front

**PAUL  
HUBBARD**





### 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!

### Porch Entrance

1.75 x 1.43

UPVC sliding door to the side aspect, UPVC double glazed window to the front, fitted carpet and French doors opening into the open-plan living space.

### Open Plan Living Space

Open-plan lounge, dining, and kitchen area, creating the perfect space to relax, entertain, and socialise.

### Lounge/Diner

5.61 x 3.91

Fitted carpet, UPVC double glazed window to the front aspect, x2 electric radiators, UPVC French doors to the porch, space for a dining table & sofas, open-plan with the kitchen and doors opening to bedrooms 1-2 & the family bathroom.

### Kitchen

2.93 x 2.04

Vinyl flooring, UPVC double glazed window to the rear aspect, units above & below, laminate work surfaces, consumer unit, inset stainless steel sink & drainer with mixer tap, built-in oven, ceramic hob, stainless steel extractor fan and an integrated fridge.

### Bedroom 1

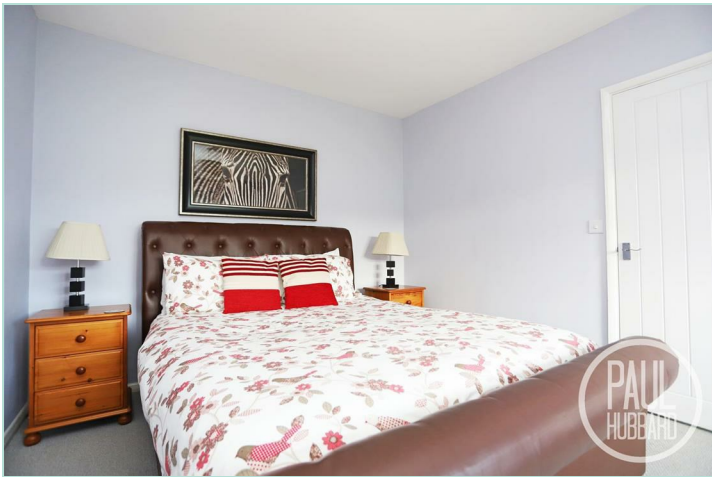
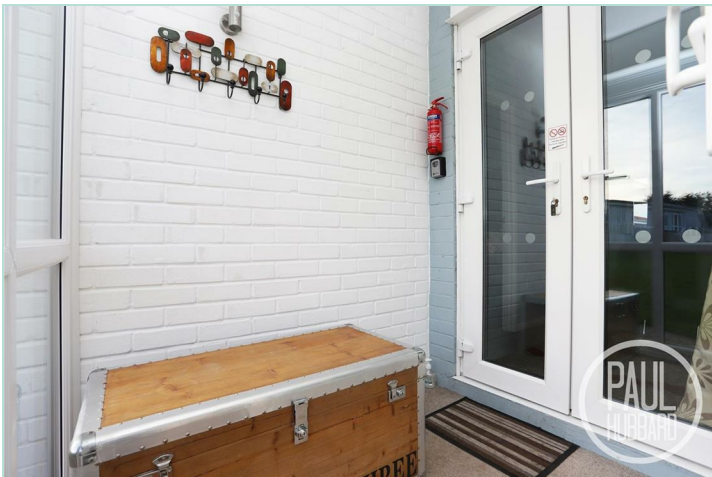
5.01 x 2.83

A spacious master suite with fitted carpet, UPVC double glazed window to the front aspect and an electric radiator.

### Bedroom 2

3.93 max x 2.74 max

Fitted carpet, UPVC double glazed window to the rear aspect, electric radiator, space for 2 single beds or a double.





## Bathroom

1.93 x 1.65

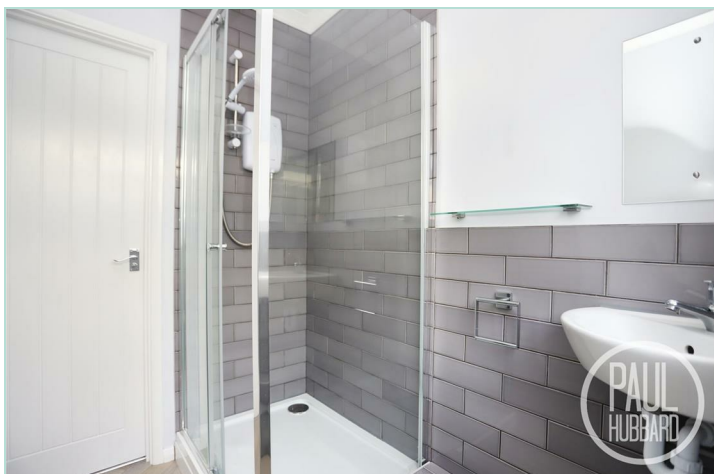
Vinyl flooring, UPVC double glazed obscure window to the rear aspect, extractor fan, heated towel rail, tile splash backs, suite comprises a toilet, corner wash basin with a mixer tap, an electric shower set into a large cubicle enclosure.

## Outside

A charming south facing outdoor area includes a patio with a bench, a sheltered and paved terrace provides the perfect setting for outdoor relaxation. A sliding door opens to the porch, offering convenient access. All of this is set against the backdrop of a beautifully maintained communal green, enhancing the serene atmosphere.

## Lease information

This property is leasehold with a 125-year lease from 2016. The annual ground rent is £5,400, and the service charge is £1,803 (2025 rates, subject to change).



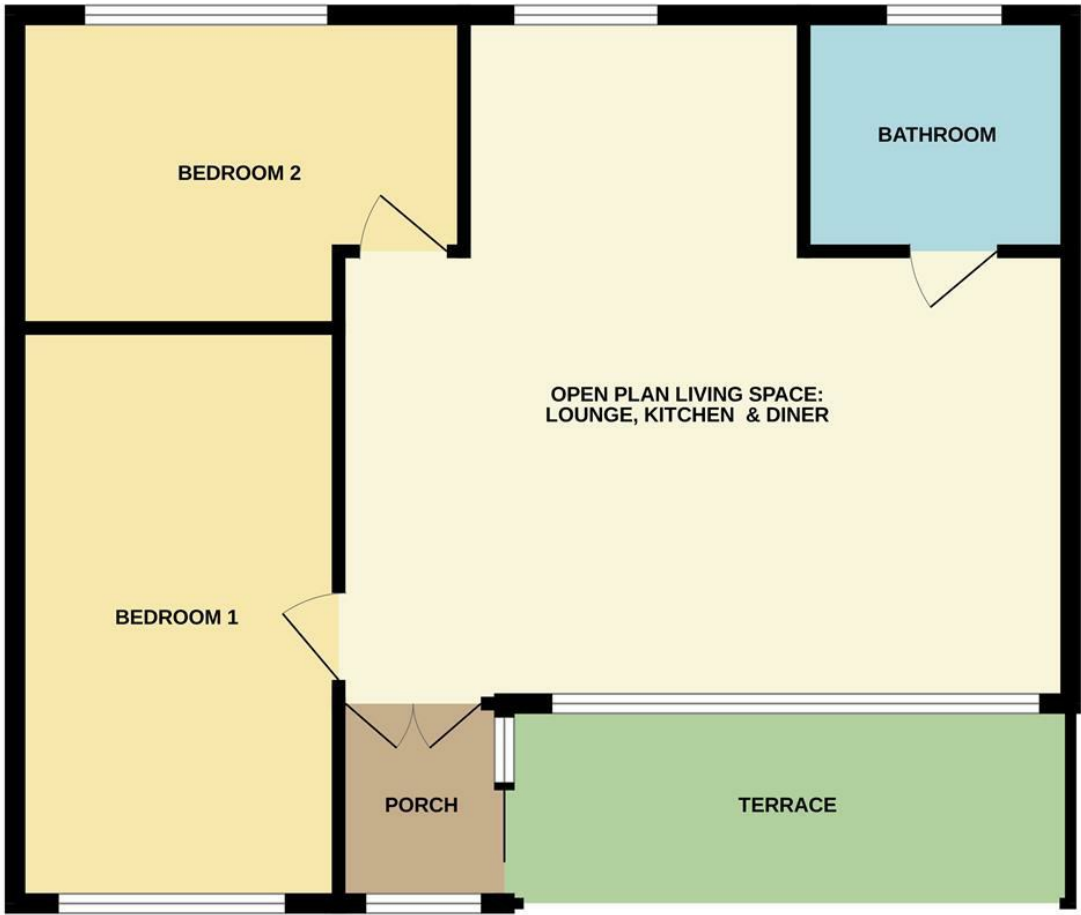






Tenure: Leasehold  
Council Tax Band: Exempt CURRENTLY  
REGISTERED AS A HOLIDAY LET  
EPC Rating: D  
Local Authority: East Suffolk Council

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 88                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   | 61      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



TOTAL FLOOR AREA : 679 sq.ft. (63.0 sq.m.) approx.  
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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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