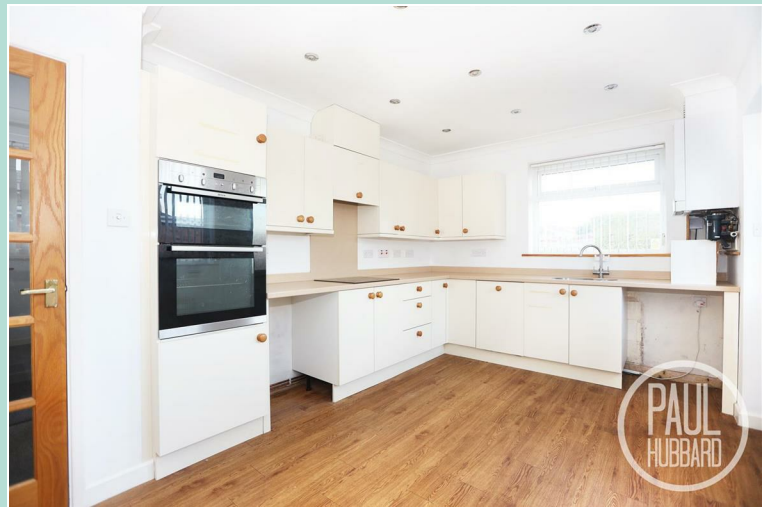


£240,000  
Asking Price



## Gloucester Avenue

Lowestoft, NR32 4SH

- Three bedroom detached bungalow
- South facing garden
- Off road parking and garage
- Chain free
- Newly fitted carpets
- Separate bathroom and WC
- Close to public transport links
- UPVC double glazing
- Well presented throughout
- Close to local amenities

**PAUL  
HUBBARD**





### Location

This 3 bedroom detached bungalow is situated in 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! This apartment is situated walking distance from ample on road parking and Oulton Broad North train station.



### Kitchen

4.47m x 2.92m

Entrance door to the side, UPVC double glazed windows to the front and side aspects, laminate flooring throughout, units above and below, work surfaces, inset stainless steel sink with mixer tap, integrated double oven, spaces for a washing machine and fridge/freezer, wall mounted gas boiler, X2 radiators and a door opens to the hallway.

### Hallway

4.11m x 1.39m

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator, loft hatch, storage cupboard and doors opening to the sitting room, bathroom, WC and bedrooms 1-3.



### Sitting room

4.11m x 3.17m

UPVC double glazed sliding doors opening to the conservatory, carpet flooring throughout, a radiator and a wood burner.

### Bedroom 1

3.59m x 3.47m max

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and built in wardrobes.

### Bedroom 2

3.39m x 2.41m

UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.

### Bedroom 3

3.05m x 2.26m

UPVC double glazed window to the side aspect, carpet flooring throughout and a radiator.





### Bathroom

2.39m x 1.70m

UPVC double glazed obscure window to the side aspect, laminate flooring throughout, a radiator, pedestal wash basin, bath with over head shower and a storage cupboard.

### WC

1.55m x 0.81

UPVC double glazed obscure window to the side aspect, laminate flooring throughout and a toilet.

### Conservatory

3.79m x 2.66m

UPVC double glazed windows surround, French doors to the side aspect and carpet flooring throughout.

### Outside

The front of the property features gated access, a brick surround, and a driveway providing off-road parking with access to the garage. A well-maintained laid lawn is complemented by plants and shrubs, adding to the property's curb appeal. Additional features include an outdoor tap for convenience.

The rear of the property boasts a south-facing garden with steps leading down to a spacious patio area and a well-kept laid lawn. It offers convenient access to the garage and features two gated entrances to the front. A combination of fencing and a brick surround provides privacy, while outdoor lighting enhances the space. Additional features include a greenhouse, perfect for gardening enthusiasts.

### Garage

5.12m x 2.74m

Entrance door and window to the side aspect, light and power.

### 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.

### Agent note

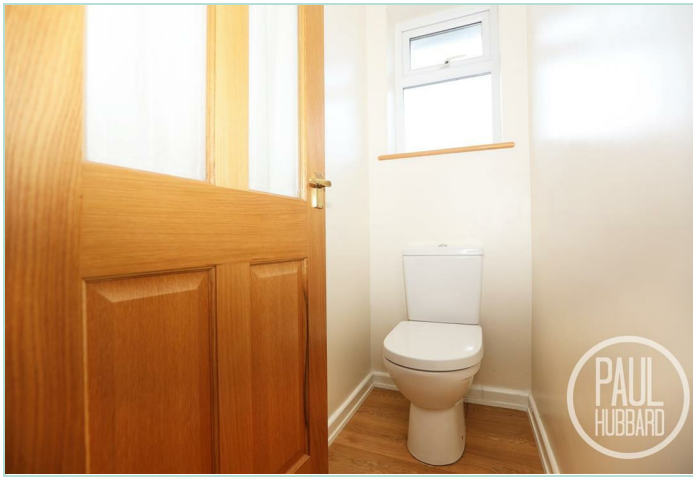
This property also benefits from solar panels for improved energy efficiency.



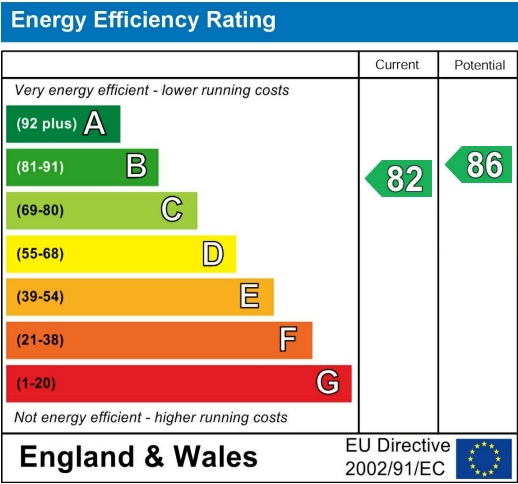








Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: B  
 Local Authority: East Suffolk



GLOUCESTER AVENUE  
 1042 sq.ft. (96.8 sq.m.) approx.



TOTAL FLOOR AREA: 1042 sq.ft. (96.8 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 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