

£210,000
Asking Price



Beddingfield Road

Oulton, NR32 3FE

- Gorgeous end terrace home
- Part of the Oldman homes 'Woods meadow' development
- 2 double bedrooms
- Ground floor cloakroom
- South west facing rear garden
- Approx. 7 years NHBC warranty
- Gas central heating
- UPVC double glazing throughout
- Allocated off road parking for 2 vehicles
- Set in sought after Oulton village

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**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!



Entrance hall

Composite door to the front aspect, vinyl flooring, radiator, under stair storage cupboard and doors opening to the kitchen, sitting room & cloakroom.

Cloakroom

1.68 x 0.84

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, a toilet, pedestal wash basin with a mixer tap and tile splash backs.



Kitchen/ diner

4.67 x 2.27

Vinyl flooring, x2 UPVC double glazed window to the front & side aspect, radiator, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built in oven, electric hob & extractor hood, spaces for washing machine and fridge freezer.

Sitting room

4.48 x 2.89

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a door opening to the rear garden.



Stairs leading to the first floor landing

Fitted carpet, loft access, airing cupboard and doors opening to bedrooms 1 & 2 and the family bathroom.

Bedroom 1

4.49 x 2.51

Fitted carpet, x2 UPVC double glazed windows to the front & side aspect and a radiator.



Bedroom 2

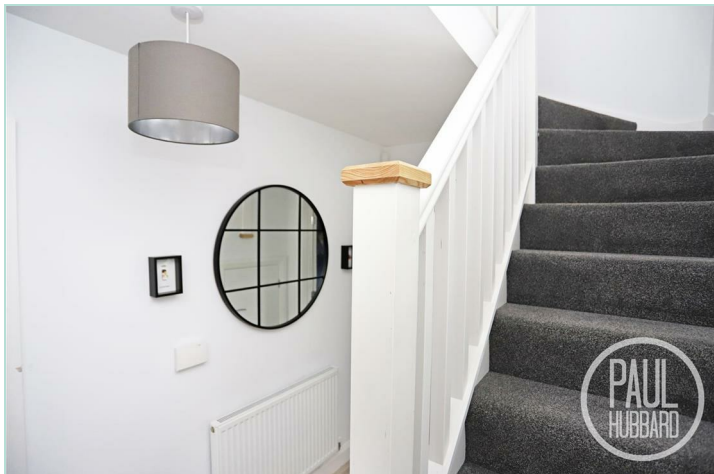
4.50 x 2.88

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

Bathroom

2.13 x 1.69

Vinyl flooring, UPVC double glazed obscure window to the side aspect, extractor fan, heated towel rail, suite comprises a toilet, a pedestal wash basin with a mixer tap, a panelled bath with a mixer tap, a mains fed shower with a hand held attachment and aqua board panels.



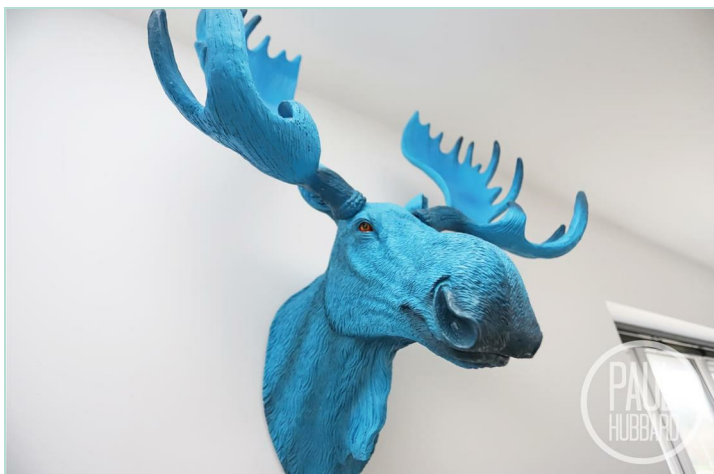
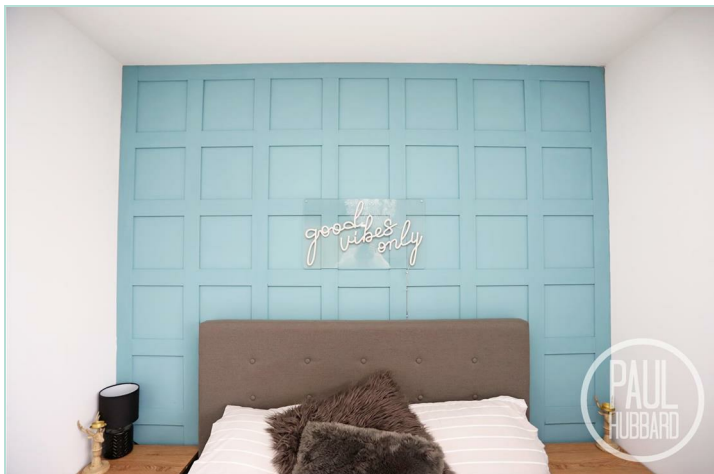
Outside

The property features a shingle area to the front & side, a pathway leading to the front door and off-road parking with two designated spaces.

The rear garden consists of a laid lawn and patio area & timber storage shed, fully enclosed by a panel fence surround. Gated access is available at the rear for added convenience.

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.



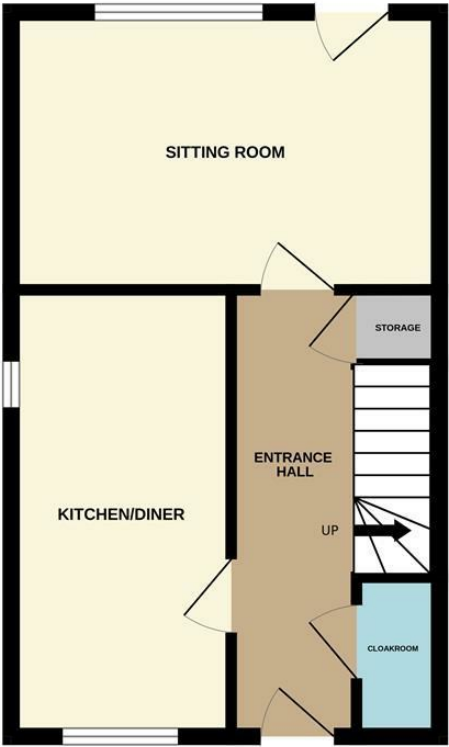




Tenure: Freehold
Council Tax Band: A
EPC Rating: B
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



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