

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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 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.
Made with Metagis 0.0.0.0

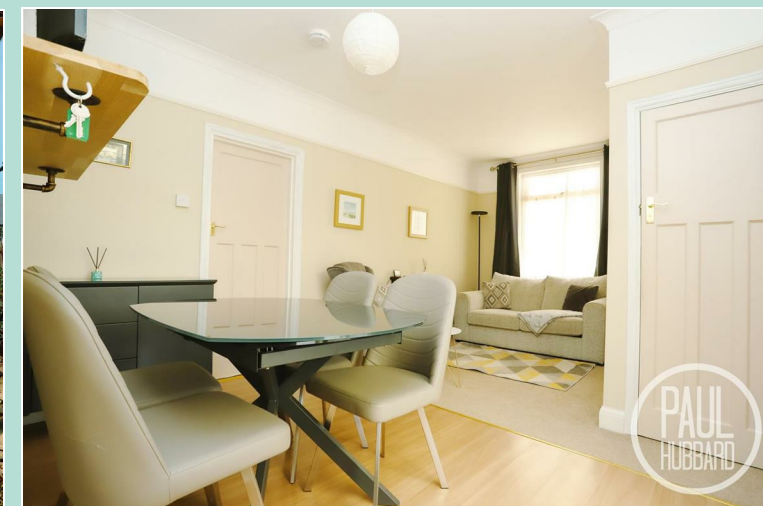
Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

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



£220,000
Asking Price



Crompton Road
Lowestoft, NR33 9NG

- Chain free semi detached bungalow
- Off road parking for multiple vehicles
- 2 double bedrooms
- Open-plan lounge/ diner
- Gas central heating with combi boiler
- UPVC double glazing throughout
- Fully enclosed rear garden
- Somre furniture included subject to negotiations
- Close to local amenities, shops & schools

e - info@paulhubbardonline.com

t - 01502 531218

PAUL
HUBBARD



Location - Oulton Broad

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

Entrance door to the front aspect, laminate flooring, radiator, loft access hatch, consumer unit and doors opening to the bedrooms & lounge/ diner.

Bedroom 1

3.97 max into bay x 3.03

Laminate flooring, UPVC double glazed bay window to the front aspect and a radiator.

Bedroom 2

3.35 x 3.00

Laminate flooring, UPVC double glazed window to the front aspect and a radiator.

Lounge/ Diner

5.79 x 3.51

Laminate flooring & fitted carpet, x3 radiators, doors opening to the shower room & kitchen and French doors open into the conservatory.

Kitchen

3.51 x 1.51

Vinyl flooring, radiator, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built-in oven, ceramic hob & extractor hood, gas combi boiler, space for a fridge and a UPVC door & window to the rear aspect.

Shower Room

2.55 x 1.76

Fitted carpet & tile flooring, UPVC double glazed obscure window to the rear aspect, spotlights, radiator, toilet, pedestal wash basin with mixer tap, mains-fed shower set into a cubicle enclosure with aqua board wall panels.

Conservatory

3.53 x 3.30

Tile flooring, dual aspect UPVC double glazed windows, radiator, units above & below, laminate work surface, space for a washing machine & fridge, and UPVC French doors open to the rear garden.

Outside

The property benefits from a generous paved frontage providing off-road parking for multiple vehicles, alongside raised flower beds ready for planting, a sheltered storm porch and gated side access to the rear.

The fully enclosed rear garden is laid mainly to lawn with a large patio area, mature shrubs and a timber storage shed. Offering a good degree of privacy, the garden is not overlooked from the rear and is 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.

