

£210,000  
Asking Price



## Oulton Road

Lowestoft, NR32 4QN

- Period family home
- 3 separate bedrooms
- First floor home office/ box room
- Ground floor shower room & first floor bathroom
- Garage at the rear
- Chain free
- Ready to put your own stamp on
- South facing rear garden
- Close to local amenities, shops & schools
- Great transport links nearby



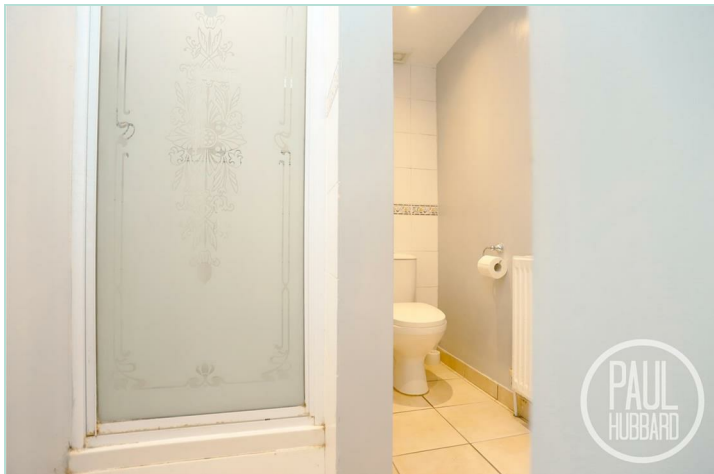


### Location - Oulton Broad

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

UPVC entrance door to the front aspect, fitted carpet, radiator, doors opening to internal rooms, stairs to the first floor and an under-stair storage cupboard.



### Sitting Room

3.99 max into bay x 3.46 max

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

### Storage Cupboard

1.78 x 0.89

Fitted carpet, UPVC double glazed window to the side aspect and fitted shelving.



### Dining Room

5.31 max through opening x 2.79 max

Fitted carpet, x3 dual aspect UPVC double glazed windows, x2 radiators and a doorway opening into the kitchen.

### Kitchen

3.50 x 1.68

Tile flooring, x2 dual aspect UPVC double glazed windows, radiator, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built-in oven, gas hob & extractor hood, space for a fridge-freezer & washing machine and a UPVC door opens to the rear garden.

### Shower Room

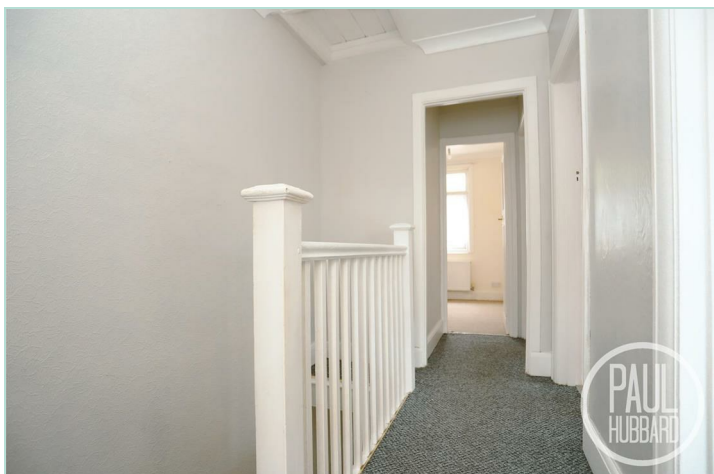
1.64 max x 1.69 max

Tile flooring, radiator, extractor fan, toilet, pedestal wash basin with hot & cold taps and an electric shower set into a cubicle enclosure.

### Bedroom 1

4.03 max into bay x 2.99 max

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





### Bedroom 2

2.70 x 2.56

Fitted carpet, UPVC double glazed window to the rear aspect, built in storage cupboard with double doors and a radiator.

### Bedroom 3

3.38 max x 1.61 max

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

### Home Office/ Box Room

2.81 x 1.54

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



### Bathroom

1.73 x 1.57

Laminate flooring, UPVC double glazed obscure window to the rear aspect, toilet, pedestal wash basin with hot & cold taps, a panelled bath with a mixer tap and tiled splash backs.

### Outside

Gated access opens onto a well-maintained lawned front garden with mature shrubs and established planting. A pathway leads to the main entrance door, which is sheltered by a storm porch. Gated side access provides convenient entry to the rear garden.



The southwest-facing rear garden is predominantly laid to lawn and features shingle borders with mature trees and shrubs. A paved patio provides an ideal space for outdoor entertaining, while additional benefits include an outside tap, external lighting, and pedestrian access to the garage.

### 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: B  
 EPC Rating: D  
 Local Authority: East Suffolk Council

| Energy Efficiency Rating                    |                            |                                                                                     |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                           |
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            | <b>85</b>                                                                           |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            | <b>60</b>                  |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of these, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.  
 Made with Mapbox 1/2025

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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