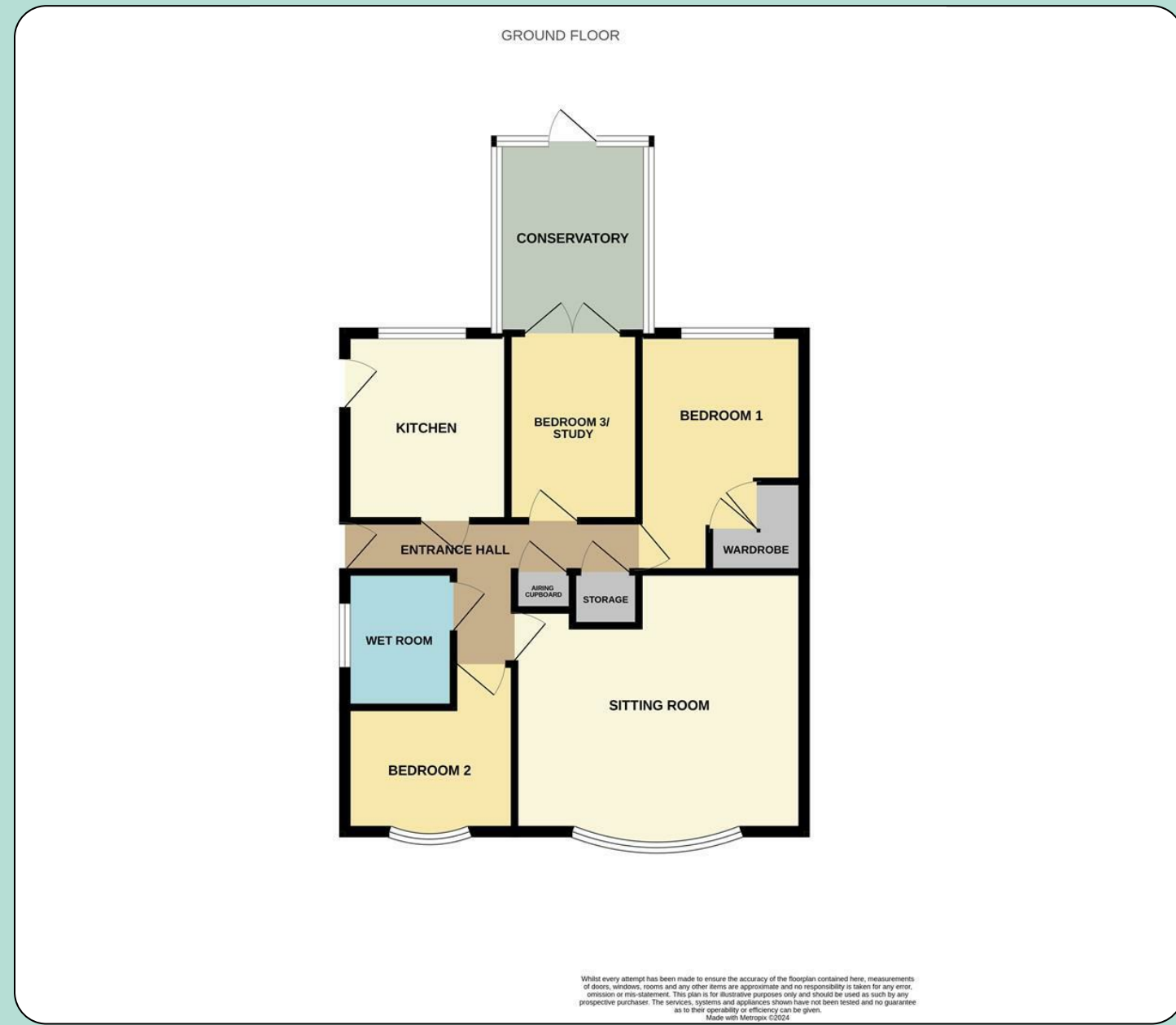


Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating:  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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 2002/91/EC	

**£230,000**  
 Asking Price



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. Made with Metropix ©2024.



**Cotswold Way**  
 Suffolk, NR32 3HH

- Semi detached bungalow
- 2/3 separate bedrooms
- Chain free
- Off road parking for multiple vehicles
- West facing rear garden
- Conservatory
- Perfect for making your own
- Gas central heating
- Ample storage
- Set in sought after Oulton

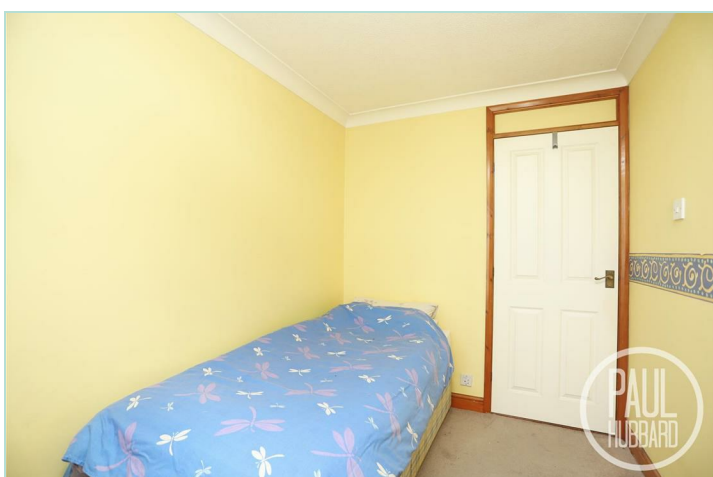


Paul Hubbard Estate Agents  
 178-180 London Road South  
 Lowestoft  
 Suffolk  
 NR33 0BB

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

e - info@paulhubbardonline.com t - 01502 531218



### 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

Fitted carpet, loft access, storage cupboard, airing cupboard and doors opening to the sitting room, kitchen, bedrooms 1-3 & the bathroom.

### Sitting room

4.57 max x 4.10 max  
Fitted carpet, UPVC double glazed bay window to the side aspect and a radiator.

### Kitchen

2.82 x 2.57  
Vinyl flooring, UPVC double glazed window to the rear aspect, fuse board, wall mounted gas boiler, units above & below, laminate work surfaces, tile splash backs, stainless steel 1.5 sink & drainer with mixer tap, built in oven, gas hob, space for a washing machine, fridge & freezer, a breakfast bar and a door opening to the rear garden.

### Bedroom 1

3.77 x 2.61  
Fitted carpet, UPVC double glazed window to the rear aspect, x2 built in wardrobes, an over head storage cupboard and a radiator.

### Bedroom 2

2.66 max x 2.65 max  
Fitted carpet, UPVC double glazed bay window to the side aspect and a radiator.

### Bedroom 3/ study

2.98 x 2.05  
Fitted carpet and UPVC French doors opening to the conservatory.

### Conservatory

3.07 x 2.40  
Laminate flooring, UPVC double glazed window to the front, side & rear aspect and French doors opening to the garden.

### Wet room

2.14 x 1.73  
Vinyl flooring, UPVC double glazed obscure window to the front aspect, radiator, tiled walls, suite comprises a toilet, wall mounted wash basin with hot & cold taps and a mains fed shower with a hand held attachment.

### Outside

The front garden features a brick weave driveway providing parking for multiple vehicles, alongside a laid lawn. A gentle slope leads up to the front door.

The west-facing rear garden includes a brick weave patio area and is enclosed by a panel fence, with shrubs lining the border. It features a laid lawn, a concrete patio area (ideal for a table and chairs) and two timber storage sheds.

### 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.

