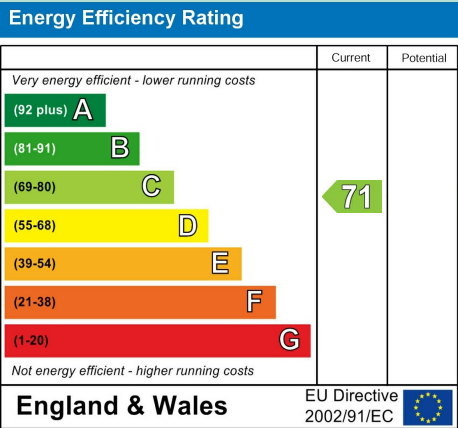
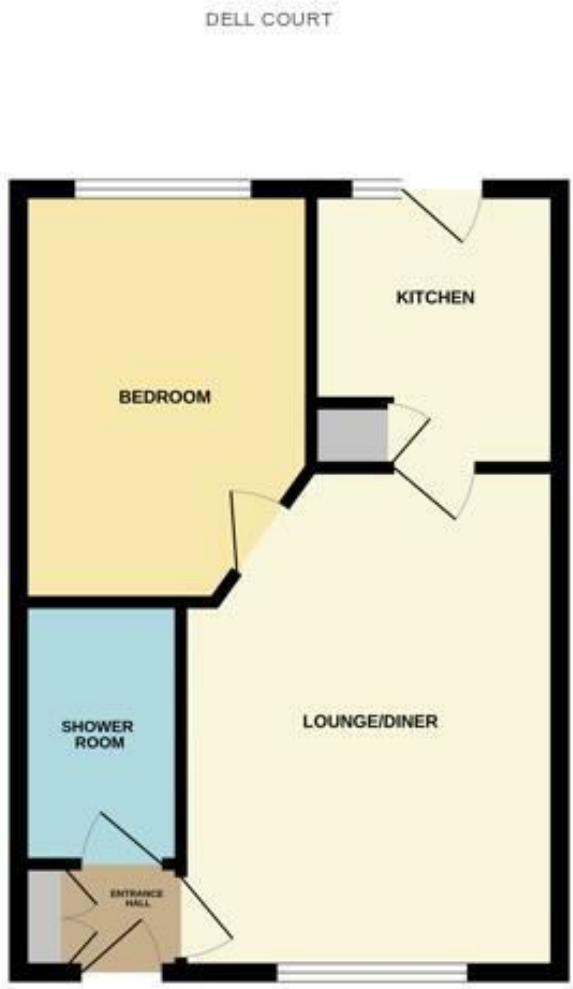


Tenure: Leasehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council



£120,000
Asking Price



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services, appliances and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
Made and designed in 2023



Dell Road

Lowestoft, NR33 9NT

- End terrace bungalow
- 1 double bedroom
- Well presented throughout
- Spacious lounge/ diner
- Modern kitchen & bathroom
- Gas central heating with combi boiler
- Allocated off road parking space
- Communal gardens
- UPVC double glazing
- In sought after Oulton Broad location



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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 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



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

UPVC entrance door to the front aspect, storage cupboard with double doors (housing the consumer unit) laminate flooring and doors opening to the lounge/ diner & shower room.

Shower Room

2.48 x 1.50

Vinyl flooring, spotlights, extractor fan, heated towel rail, aqua board wall panels, toilet with hidden cistern, wash basin with a mixer tap set into a vanity unit and a walk-in mains-fed shower with a handheld & rainfall head.

Lounge/ Diner

4.79 max x 3.57 max

Laminate flooring, UPVC double glazed window to the front aspect, radiator and doors opening to the kitchen & bedroom.

Kitchen

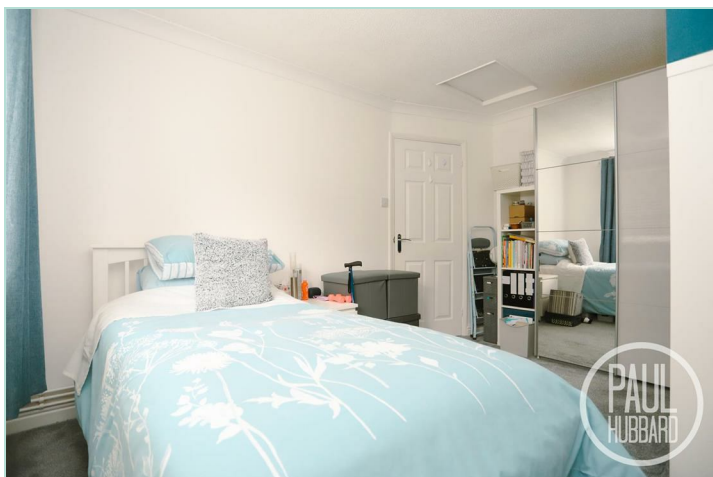
2.67 x 2.37

Laminate flooring, built-in storage cupboard (housing the gas combi boiler), units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, built-in oven & microwave, ceramic hob & extractor hood, space for a washing machine & fridge-freeze and a UPVC double glazed window & door to the rear aspect.

Bedroom

3.90 max x 2.76 max

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



Outside

The property features a lawned frontage with a pathway leading to the main entrance door. There is an allocated on-road parking space for one vehicle, with additional unrestricted guest parking available nearby.

To the rear, steps lead down to a well-maintained communal garden which is mainly laid to lawn and includes a patio area with space for seating and a washing line. The garden also features mature trees along the rear boundary.

Lease information

Lease term of 158 years from December 2005, with approximately 136 years remaining.

Annual service charge is £2,275, and ground rent is £10 per annum.

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.

