


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

| Energy Efficiency Rating                    |                            |                                                                                     |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                           |
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) A                                 |                            |                                                                                     |
| (81-91) B                                   |                            |                                                                                     |
| (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<br>2002/91/EC |  |

£230,000  
Offers Over



## Victoria Road Oulton Broad, NR33 9LR

- Semi-detached family home
- 3 separate bedrooms
- Off road parking for multiple vehicles
- Bathroom and separate cloakroom
- Spacious sitting room with conservatory
- Modern décor throughout
- Double glazing throughout
- Gas central heating system
- Chain free status
- Popular 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, carpet flooring, stairs leading up to first floor landing and a door opens into the kitchen.

### Kitchen

4.0 x 3.4

UPVC double glazed window to the front aspect, vinyl flooring, units above and below, laminate work surfaces, integrated oven, gas hob & stainless steel extractor hood, ceramic sink with drainer, spaces for a fridge-freezer & washing machine and doors opening to the cloakroom and sitting room.

### Cloakroom

2.4 x 1.2

UPVC double glazed obscure window to the side aspect, vinyl flooring, tile splash backs, toilet and pedestal wash basin with hot & cold taps.

### Sitting Room

4.6 x 3.8

Fitted carpet, under-stair storage cupboard and UPVC French doors opening into the conservatory.

### Conservatory

3.2 x 3.2

UPVC double glazed windows, UPVC double glazed French doors opening to rear garden and laminate flooring throughout.

### Stairs leading to the first floor landing

Carpet flooring and doors opening to bathroom & bedrooms 1-3.

### Bedroom 1

4.5 x 2.4

UPVC double glazed window to the front aspect and carpet flooring throughout.

### Bedroom 2

3.5 x 2.6

UPVC double glazed window to the rear aspect and carpet flooring throughout.

### Bedroom 3

2.6 x 1.9

UPVC double glazed window to the rear aspect and carpet flooring throughout.

### Bathroom

2.6 x 1.7

UPVC double glazed obscure window to the side aspect, vinyl flooring, heated towel rail, tile splash backs, toilet, pedestal wash basin and a panelled bath with a mains fed shower above.

### Outside

The front of the property features a neatly landscaped lawn garden with a brick-weave pathway leading to the front door, a decorative shingle border and gated access to the rear.

To the rear, there's a spacious patio seating area that opens onto a laid lawn. A door provides access to a timber shed and there are two gated access points: one leading to off-road parking at the rear and another connecting to the front garden.

### 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.

