

# HARDIMANS



**16 Victoria Road**  
Oulton Broad, Lowestoft, NR33 9LH  
**£165,000**





## 16 Victoria Road, Oulton Broad, Lowestoft, Suffolk, NR33 9LH

Nestled in the heart of Oulton Broad, this charming terraced house on Victoria Road presents an excellent opportunity for those seeking a character property with great potential for modernisation. Boasting three well-proportioned bedrooms, this home is ideal for families or individuals looking for space and comfort.

The property is conveniently located within walking distance to local shops, parks, pubs and the picturesque broads, making it perfect for those who enjoy the outdoors and community living. The good-sized garden offers a delightful outdoor space, perfect for relaxation or entertaining guests. Additionally, the rear off-road parking provides a practical solution for those with vehicles, ensuring ease of access and security.

With its central location and the potential to update and personalise, this property is a blank canvas waiting for your creative touch. Whether you are a first-time buyer, a growing family, or an investor, this home offers a unique opportunity to create a space that truly reflects your style and needs. Don't miss the chance to explore the possibilities that this characterful terraced house has to offer in the vibrant community of Oulton Broad.

**Part leaded door to:-**

### **SPACIOUS ENTRANCE HALL**

stairs to first floor, night store heater.

### **FRONT SITTING ROOM**

double glazed window, attractive open fireplace with pine surround and mantel, 2 side pine cupboards, one containing electric fuse box.







## LIVING ROOM

with a coal effect living gas fire, sash style window, understairs store cupboard.

## KITCHEN

in a range of base and wall units, single drainer sink, night store heater, airing cupboard, lagged fornic tank, double glazed window.

## REAR LOBBY

with double glazed door to rear garden.

## BATHROOM

cased bath, Triton shower unit, pedestal washbasin, low level wc.

## STAIRS TO FIRST FLOOR AND LANDING

## BEDROOM 1

double glazed window with views towards Oulton Broad, night store heater, built-in wardrobe cupboard with access to roof void, feature cast iron fireplace with pine surround and mantel.

## BEDROOM 2

double glazed window, night store heater, door to:-

## BEDROOM 3

double glazed window.



## OUTSIDE

Attractive garden area with flower and shrubs, concrete pathway, external gas and electric meters. Note: The property is approached by a slip road providing easy access. To the rear, good size gardens with patio areas, flower and shrub borders, lawned areas, pathway, towards the end of the plot is a very useful concrete car standing providing off road parking via a service road with vehicular access via Smiths yard, timber garden store.

## TENURE

Freehold

## MATERIAL INFO

This property has:

Mains Electric, water & sewerage - heating by open fire and night storage heaters

Flood Risk Info: Very low

\* Broadband: Cable - Ultrafast download 10000mbps upload 10000 mbps

\* Mobile: EE, O2, THREE, VODAFONE ALL LIKELY

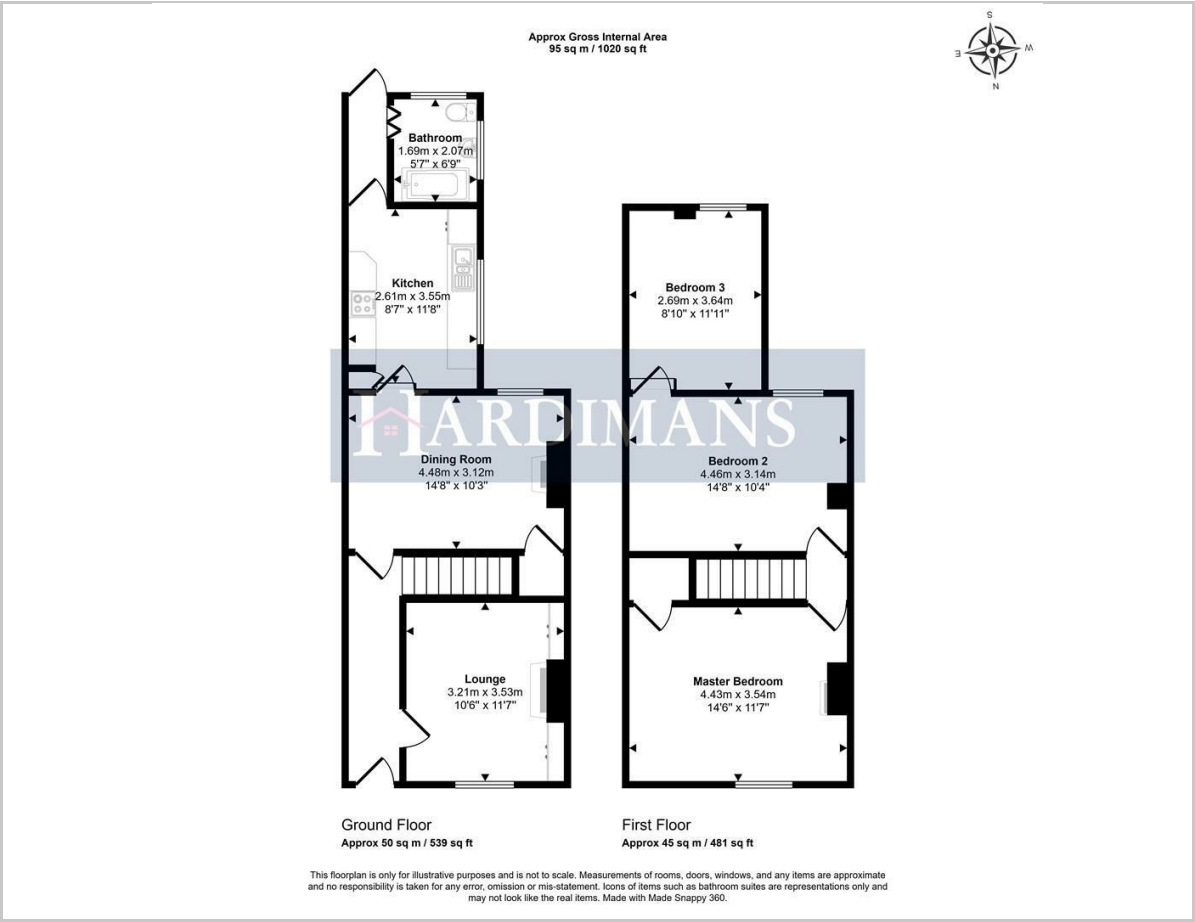
\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

## COUNCIL TAX BAND

A



Floor Plan



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

