



Aldreds
Estate Agents

153 Bridge Road
Oulton Broad, Lowestoft, NR33 9JU

Asking Price £285,000



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Aldreds are delighted to offer this substantial 2 bedroomed ground floor apartment situated alongside Everitts Park within Oulton Broad. This stunning apartment really has been refurbished and modernised to an excellent standard throughout with quality fixtures and fittings and an absolute attention to detail. There are many in keeping features including cast iron fireplaces, original sash windows and internal doors, including detailed stain glass windows and purpose made window shutters. The spacious versatile accommodation includes a wide entrance hall with featured galleried staircase, spacious main lounge, a beautiful in keeping basement kitchen, 2 double bedrooms, family bathroom along with a second separate W.C. To the outside there is an allocated parking space and an enclosed courtyard garden which is accessed via the original double doors leading off the main lounge. There is a further range of communal lawned gardens with direct gateway access leading directly to Everitts Park, being within a short walk of the public slipway and broads for anyone interested in water activities. This property is one that really needs to be seen to appreciate the quality and detailed finishing touches. Located beautifully within Oulton Broad. Early viewing is strongly recommended.

Wide Entrance Hall

Solid timber floorboarding, original covings, sash window, victorian style radiator, power points, open plan galleried staircase leading down to the basement kitchen.

Lounge

13'6" x 16'0" (4.14 x 4.89)

Solid timber stripped floor boarding, original coving, double aspect original windows including double doors leading out to the courtyard garden, victorian style radiators, cast iron open fireplace with timber surround, T.V point, power points.

Cloakroom

Stripped timber floor boarding, cloakroom suite comprising of a low level W.C, pedestal sink, victorian style radiator, sash window.





Master Bedroom

17'0" x 15'0" (5.2 x 4.59)

Stripped solid timber floor boarding, original coving, victorian style radiator, power points, walk in bay window with purpose made timber window shutters, cast iron fireplace with timber surround.

Inner Hallway

Ceramic tiled flooring.

Bedroom 2

9'7" x 13'8" (2.93 x 4.19)

Ceramic tiled flooring, full length sash window, power points, victorian style radiator.

Family Bathroom

Ceramic tiled flooring, quality fitted bathroom suite comprising of a shower set over a p-shaped bath with enclosed bi-folding glass screen, low level W.C with enclosed cistern, vanity sink unit, victorian style radiator, original sash window.



Basement Kitchen

Period stone flooring, fitted kitchen with extended work surfaces, butler style ceramic sink, double opening window, power points, tiled splash backs, recess for white goods, enclosed extraction cooker hood, victorian style radiator, feature galleried staircase leading up to the main accommodation, walk in pantry with shelving and recess for further white goods, built in purpose made dining /breakfast area with fitted bench seating and table, inset spotlighting, flat plastered ceiling.



Tenure And Services

Leasehold - 120 Years Remain

Ground Rent - £10,00 Per Year

Service Charge - £850 Per Year

Council Tax Band - A

Floor Plan



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

