



22 Fern Avenue
Oulton Broad, Lowestoft, NR32 3JF
Asking Price £235,000



22 Fern Avenue

Oulton Broad, Lowestoft, NR32 3JF

Aldreds are delighted to offer this two bedroom detached bungalow situated in this very desirable North Oulton Broad location being within walking distance of the Broads and amenities. The spacious accommodation includes an 'L' shaped entrance hall, a spacious open plan lounge/diner, fitted kitchen, a shower room, two double bedrooms and a full length fully heated conservatory. Benefits also include gas central heating and uPVC double glazed windows along with a generous frontage providing ample off road parking, a detached garage and an enclosed rear garden. Properties in this desirable cul-de-sac Oulton Broad location rarely become for sale and an early viewing is recommended.

'L' Shaped Entrance Hall

Fitted carpet, radiator, power points, flat plastered and coved ceiling, loft access leading to insulated loft space, two full length storage cupboards, one housing the modern energy efficient combination boiler.

Lounge/Diner

12'0" x 19'6" (3.66 x 5.96)

Fitted carpet, triple aspect uPVC windows, radiators, power points, tv point, modern living flame electric fire.

Kitchen

10'11" x 8'3" (3.33 x 2.54)

Ceramic tiled flooring, a range of fitted kitchen units, extended work surfaces, double stainless steel sink with single drainer, uPVC window, tiled splashbacks, recess for white goods including plumbing for a washing machine, extraction cooker hood, uPVC window, power points.

Shower Room

Ceramic tiled flooring, modern suite comprising a double width shower cubicle with Aquaboard splashbacks, pedestal sink, low level WC, fully tiled walls, heated towel rail, uPVC window.





Bedroom 1

12'11" x 9'10" (3.95 x 3.02)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, full range of fitted wardrobes and drawers.

Bedroom 2

10'5" x 10'9" (3.18 x 3.28)

Laminate flooring, power points, radiator, coved ceiling, a range of fitted wardrobes, double patio doors leading into:-

Conservatory

10'1" x 19'2" (3.09 x 5.86)

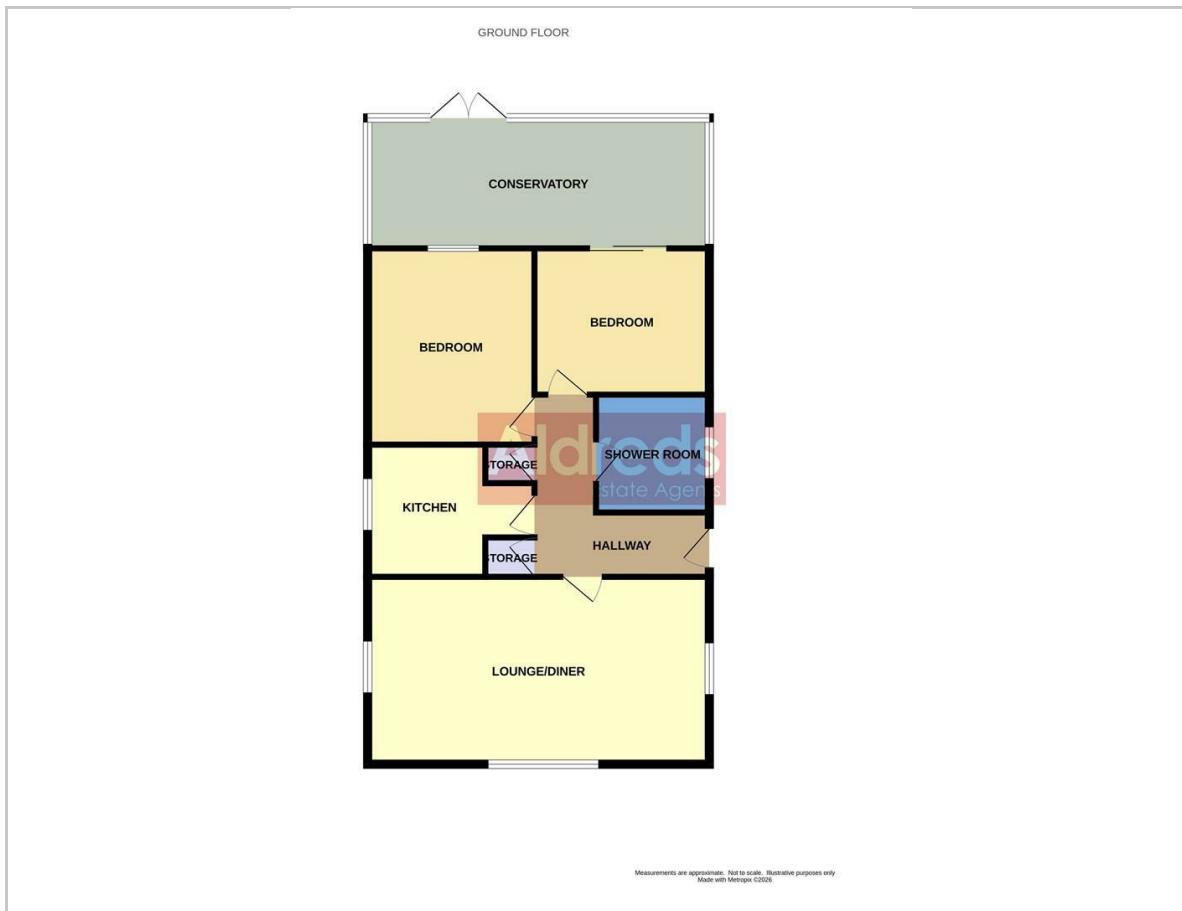
Part ceramic tiled flooring, part laminate flooring, polycarbonate roof, large aspect uPVC windows, power points, radiator, double doors leading out to rear garden.

Outside

To the front of the property there is a lawned garden with a range of flower and shrub borders, long brickweave driveway providing ample off road parking for a variety of vehicles leading to a detached brick built garage with an up and over door, power points & lighting. To the rear there is a fully enclosed low maintenance patio garden with raised flower & shrub borders, all enclosed by high fencing, access leading to front driveway.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

143 London Road North, Lowestoft, Suffolk, NR32 1NE

Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.Sc. FRICS, Dan Crawley MNAEA Paul Lambert MNAEA