



Bridge Road, Oulton Broad

Offers Over £150,000

- HEART OF OULTON BROAD
- READY TO MOVE INTO
- SHOWER ROOM
- QUAIN T COTTAGE
- 2 BEDROOMS
- DG & GCH
- NO CHAIN
- 2 RECEPTIONS
- REAR GARDEN & PARKING

Offered for sale with NO CHAIN this 2 bed HOME is set in the heart of Oulton Broad close to the natural beauty of the Norfolk Broads, St Nicholas Park, shops, restaurants, wine bars & public transport whether bus or train...

LOUNGE

3.84m x 3.80m (12'7" x 12'5")

Overlooking the front of the home the lounge has fitted carpet, double glazed window, radiator, TV, power points and a feature fireplace; opening to...

DINING ROOM

3.81m x 2.57m (12'5" x 8'5")

Fitted carpet, double glazed window, radiator, power points; handy under stair cupboard, door to the stairs and into the...

KITCHEN

2.49m x 2.39m (8'2" x 7'10")

Wall and base units with wooden worktop, oven with electric hob and extractor fan over; space & plumbing for your appliances, tiled flooring, double glazed window and power points; part glazed door outside and internal door to...

SHOWER ROOM

New white suite comprises a pedestal sink, WC and a walk-in cubicle with mains shower. Tiled flooring, opaque double glazed window and extractor fan.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to both bedrooms.

BEDROOM 1

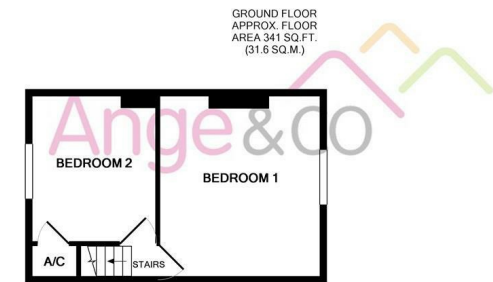
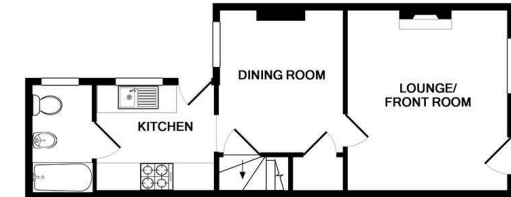
3.82m x 3.40m (12'6" x 11'1")

Double bedroom at the front of the home has fitted carpet, double glazed window, radiator, TV and power points.

BEDROOM 2

2.99m x 2.58m (9'9" x 8'5")

Fitted carpet, double glazed window, radiator and power points.



GROUND FLOOR
APPROX. FLOOR
AREA 341 SQ.FT.
(31.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 242 SQ.FT.
(22.5 SQ.M.)

BRIDGE ROAD, OULTON BROAD
TOTAL APPROX. FLOOR AREA 582 SQ.FT. (54.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OUTSIDE

Paved frontage with a shrub border and low brick wall. Bisected rear garden has a courtyard area leading to off road parking and a larger than expected laid to lawn enclosed rear garden.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND A

EPC - RATING C