



The Beeches, Victoria Road, Oulton Broad

GUIDE PRICE £80,000 - £90,000

- OULTON BROAD
- LOUNGE
- BATHROOM
- POPULAR OVER 50's DEVELOPMENT
- KITCHEN / DINER
- uPVC DG & LPG central heating
- 12 MONTH RESIDENCY
- 2 BEDROOMS
- DRIVEWAY

'The Beeches' is a popular OVER 50's development set a short distance from the heart of OULTON BROAD & is home to this WELL PRESENTED 2 bed property...

- PERMANENT RESIDENCY FOR 50 PLUS
- LEASEHOLD annual rolling contract ownership
- OPEN ALL YEAR ROUND
- NO dogs or cats
- GROUND RENT - £169.73 (approx.) per month includes water & sewage.
- EAST SUFFOLK COUNCIL - TAX BAND A
- No EPC as mobile structures are not considered to meet the property criteria that require an EPC.

ENTRANCE PORCH

Through the uPVC part double glazed door into the entrance porch of this 2 bed park home... Providing the perfect space for your outdoor wear with fitted carpet and uPVC double glazed windows. Door into the...

LOUNGE

4.57 x 3.29 (14'11" x 10'9")
Spacious lounge has fitted carpet, uPVC double glazed windows, radiator, TV, electric fire with surround and power points. Opening into the...

KITCHEN / DINER

5.42 x 2.49 (17'9" x 8'2")
Fitted kitchen comprises a range of wall and base units with worktop, inset sink / drainer and appliances include a cooker, washing machine and fridge / freezer. Fitted carpet, uPVC double glazed windows, radiator, extractor, pantry and cupboard housing the gas central heating boiler. Door into the...

INNER HALLWAY

With access to all areas with fitted carpet and built-in cupboard.

BEDROOM 1

3.01 x 2.87 (9'10" x 9'4")
Double bedroom has fitted carpet, uPVC double glazed window, radiator, TV and power points; built-in wardrobes offering your storage solution.

BEDROOM 2

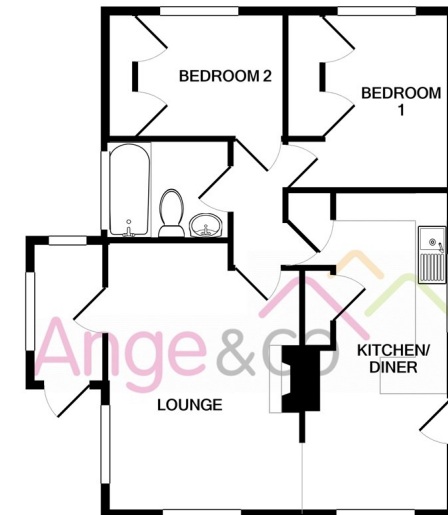
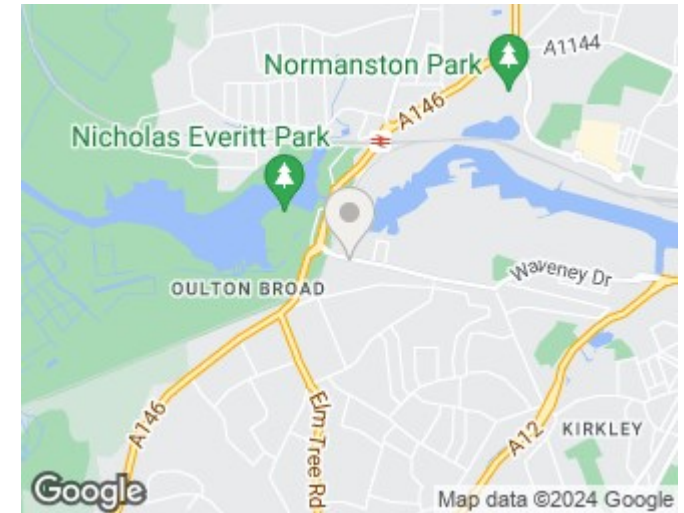
2.87 x 2.14 (9'4" x 7'0")
Fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobes.

BATHROOM

White suite comprises a low level WC, pedestal basin and panelled bath with shower over. Fitted carpet, opaque uPVC double glazed window and heated towel rail.

OUTSIDE

Low maintenance front and rear gardens are paved with artificial grass and borders with various plants and shrubs. Driveway provides off road parking and shed offers your external storage solution.



THE BEECHES, VICTORIA ROAD, LOWESTOFT, NR33 9LX
TOTAL APPROX. FLOOR AREA 555 SQ.FT. (51.6 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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