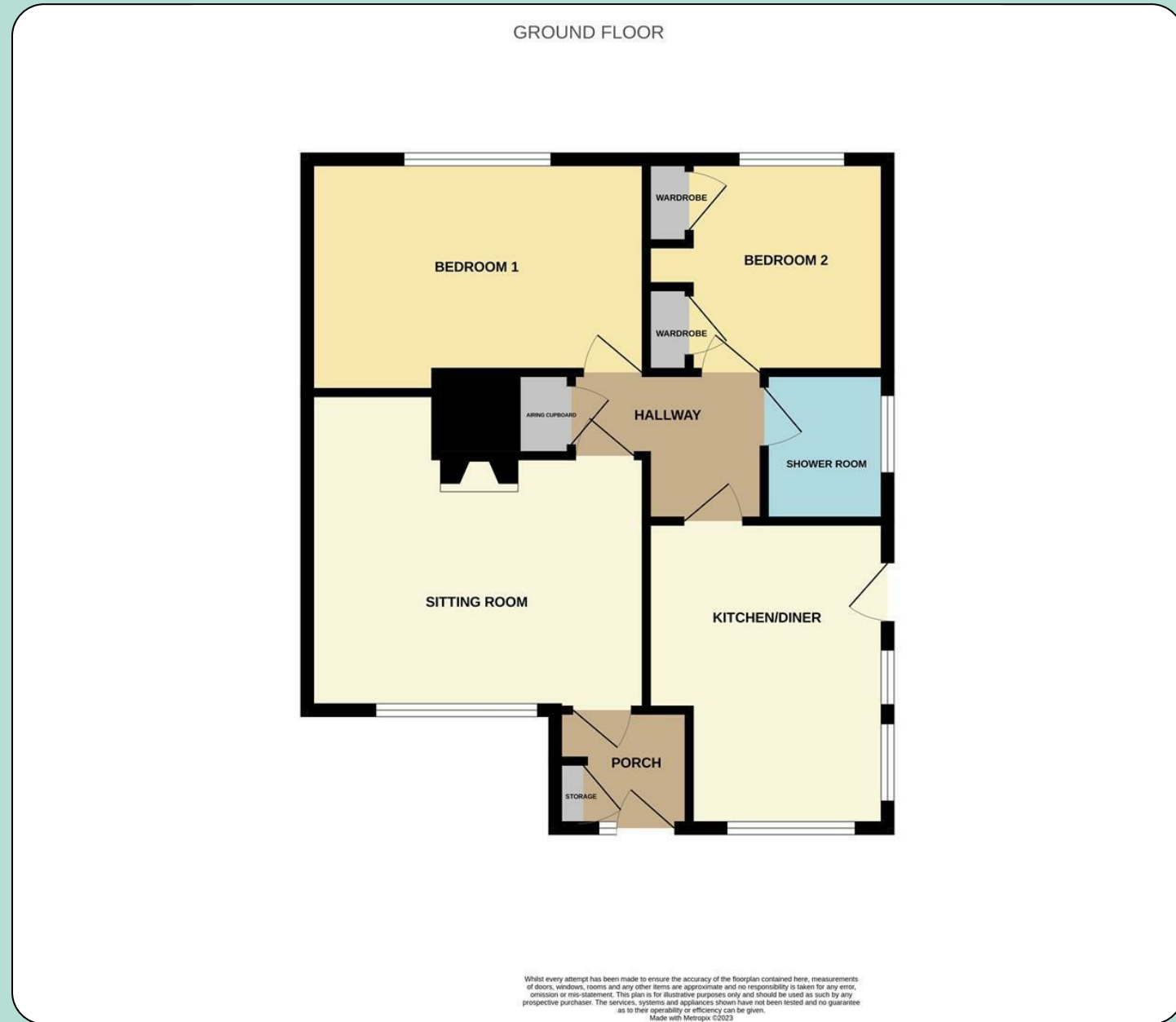


Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating: D  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**£240,000**  
 Guide Price



## Highland Way

Oulton Broad, NR33 9AP

- Detached bungalow
- 2 double bedrooms
- CHAIN FREE
- Gas central heating
- Double glazing throughout

- Off road parking for multiple vehicles
- Porch entrance
- Garage
- Close to local amenities and shops
- Modern shower room



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 Lowestoft  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



### Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

### Entrance porch

1.75 x 1.5

UPVC door, fitted carpet, UPVC double glazed obscure window to the front aspect and doors open to the sitting room & x2 cupboards.

### Sitting room

4.5 max x 4.1 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator, feature gas fireplace and a door opening into the hallway.

### Hallway

Fitted carpet, radiator, loft access and doors opening to all other internal rooms & the airing cupboard.

### Bedroom 1

4.49 max x 3.0 max

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

### Bedroom 2

3.14 x 2.72

Fitted carpet, UPVC double glazed window to the rear aspect, a radiator and built in wardrobes.

### Shower room

1.95 x 1.65

Vinyl flooring, UPVC double glazed ceiling obscure window to the side aspect, tiled walls, heated towel rail, extractor fan with down light, suite comprises of a toilet, a wash basin set into a vanity unit with a mixer tap and a mains fed shower set into a cubicle enclosure with a hand held attachment.

### Kitchen/diner

4.07 max x 3.12 max

Vinyl flooring, x3 UPVC double glazed windows to the front & side aspect, radiator, tile splash backs, units above & below laminate work surfaces, inset stainless steel sink & drainer with mixer tap, space for appliances and space for a table & chairs if desired.

### Outside

The front garden features a driveway with ample space for multiple vehicles, a laid lawn and trees. Double gates open to gated parking, leading to the garage, with an additional opening leading around to the rear garden.

In the rear garden, there is a laid lawn & a door providing access to the garage and the space is enclosed by a panel fence surround.

### Financial services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

