

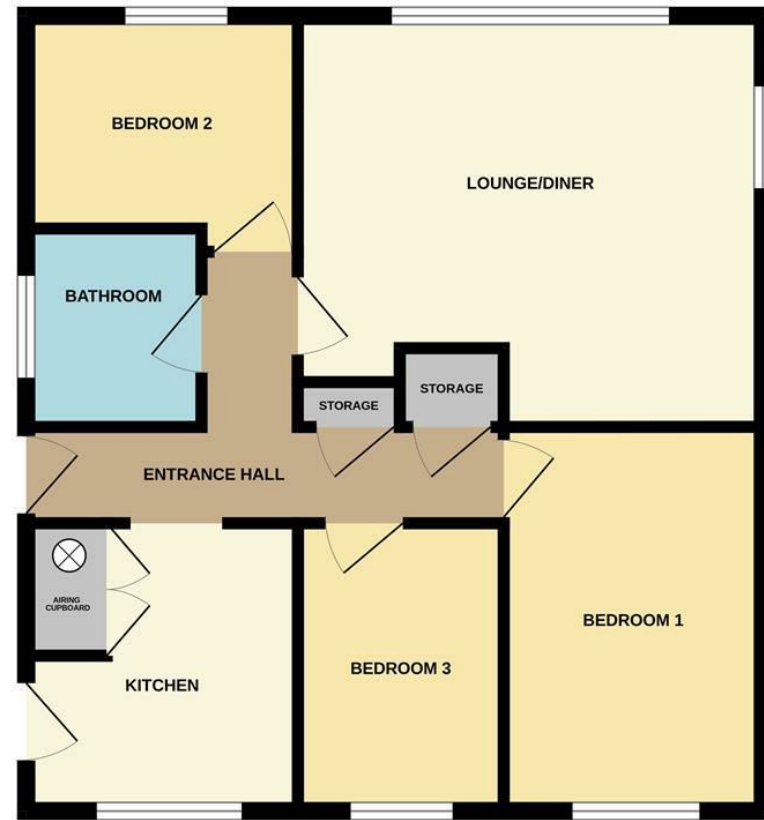
Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: D  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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

**£250,000**  
 Guide Price



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is given to their operability or efficiency can be given. Made with Metropix ©2024



**Cotswold Way**  
 Oulton Broad, NR32 3HH

- Detached bungalow
- 3 separate bedrooms
- Off road parking
- South facing rear garden
- Chain free
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- Perfect opportunity to make your own
- Gas central heating
- Nestled in sought after oulton
- Double glazing throughout
- Close to local amenities & shops



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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

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### Location

Discover the hidden gem of Oulton Broad, boasting one of the best inland waterways in the UK. Just a stone's throw away from Lowestoft, this vibrant spot is bursting with independent eateries, cosy coffee shops, and picturesque parks. With two train stations offering direct links to Norwich and Ipswich, it's never been easier to explore this stunning location. Whether you're looking for a relaxing day out or an action-packed adventure, Oulton Broad has something for everyone!



### Entrance hall

UPVC entrance door to the side aspect, fitted carpet, recessed doormat, radiator, x2 storage cupboards, loft access and doors opening to all internal rooms.

### Sitting room

4.59 max x 4.09 max  
Fitted carpet, x2 UPVC double glazed windows to the front & side aspect and a radiator.



### Kitchen

2.83 x 2.65  
Vinyl flooring, UPVC double glazed window to the front aspect, radiator, units above & below, laminate work surfaces, tile splash backs, built in oven, electric hob & extractor hood, inset comprise 1.5 sink & drainer with mixer tap, space for a fridge freezer & washing machine and a UPVC door leads to the rear garden.

### Bedroom 1

3.79 x 2.59  
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

### Bedroom 2

2.31 x 2.65  
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

### Bedroom 3

2.84 x 2.05  
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.



### Bathroom

1.98 x 1.73  
Tile flooring, UPVC double glazed obscure window to the side aspect, radiator, extractor fan, tile splash backs, suite comprises a toilet, a pedestal wash basin with hot & cold taps and a panelled bath with a mains fed shower above.

### Outside

In the front, a pathway guides you to the side where a gated entrance opens to the main entrance door & rear garden. The front garden features a laid lawn and is partially enclosed by a brick wall surround.

At the rear, off-road parking accommodates multiple vehicles, alongside a laid lawn and a timber storage shed.

### 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.

