

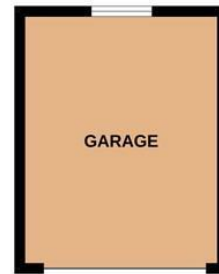
Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating:  
 Local Authority: East Suffolk Council

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

**£210,000**  
 Guide Price



FERN AVENUE  
 877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA: 877 sq.ft. (81.5 sq.m.) approx.

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 as to their operability or efficiency can be given.  
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## Fern Avenue

Oulton Broad, NR32 3JF

- Chain free
- 3 Separate bedrooms
- Semi-detached bungalow
- Off road parking
- Cul de sac in the popular Oulton Broad location
- Separate garage
- Easily maintained front and rear gardens
- Close to local amenities
- Separate entrance hall
- Opportunity to put your own stamp on it

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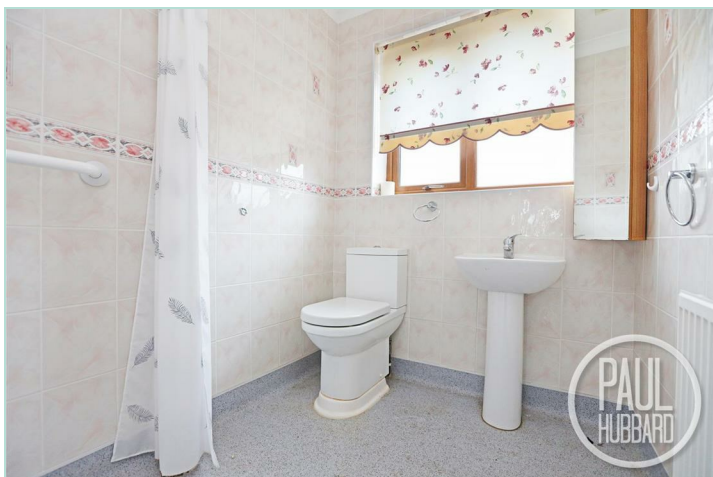
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### Location

This 3 bedroom semi-detached bungalow is nestled in a cul de sac in the heart of Oulton Broad, a popular village surrounding Lowestoft. Oulton Broad boasts one of the best inland waterways in the UK, 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

Entrance door and double glazed window to the front aspect, parquet style flooring throughout, dado rail, loft hatch, a radiator and doors opening to the sitting room, wet room, kitchen/breakfast room, bedrooms 1-3 and a built in cupboard.

### Sitting Room

4.62m x 3.39m  
UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and electric fire.

### Kitchen/Breakfast Room

3.96m max x 3.39m max  
UPVC double glazed door and window to the rear aspect opening to the garden, vinyl flooring throughout, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, 4 ring ceramic hob, integrated oven, space for appliances including a slimline dishwasher, washing machine and fridge/freezer. A wall mounted gas boiler and door opening to a built in cupboard.

### Wet Room

2.13m x 1.67m  
UPVC double glazed window to the rear aspect, wet room flooring throughout, tile walls, toilet, pedestal hand wash basin, a radiator and a walk in electric shower.

### Bedroom 1

3.03m x 3.22m  
UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.

### Bedroom 2/Dining Room

3.17m x 3.22m  
UPVC double glazed French doors to the rear aspect opening into the garden, carpet flooring throughout, a radiator and electric fire.

### Bedroom 3

2.28m x 3.22m  
UPVC double glazed window to the side aspect, carpet flooring throughout and a radiator.

### Outside

Garage (3.66 x 4.87)  
Electric up and over door to the front aspect, window to the rear aspect, light and power inside.

To the front of the property level cast iron gates open to a concrete driveway with off road parking which leads up to the main entrance door, a pebbled garden and timber gate opening to the rear.

To the rear of the property a fully enclosed, landscaped patio and shingle garden with decorative shrubs and access to the garage.

### 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.

