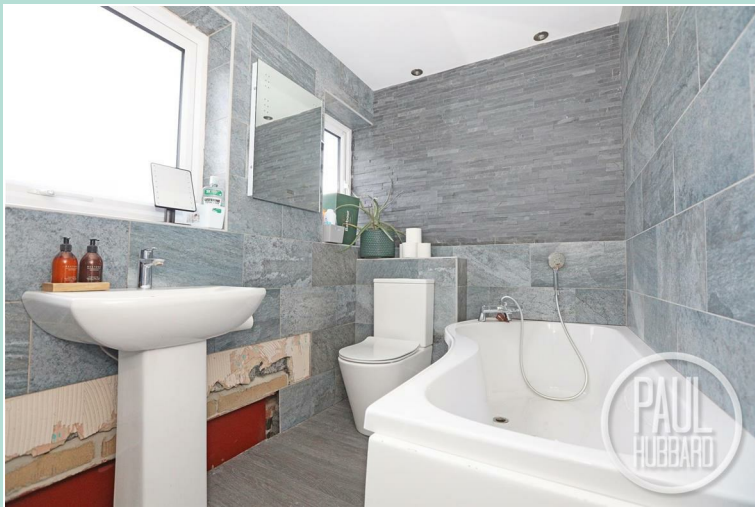


£350,000
Guide Price



Cotmer Road

Oulton Broad South, NR33 9PT

- A great PROJECT property
- Popular Oulton Broad South location
- 5 Separate bedrooms
- Ample off road parking
- Having undergone recent renovation, sold as seen
- Close to local amenities
- Open plan ground floor layout
- Potential for a utility room and second bathroom
- Spacious and detached
- The perfect opportunity to put your own stamp on it





Location

This 5 bedroom detached property is situated in the heart of Oulton Broad South, close to local amenities. Oulton Broad is one of the finest stretches of inland water in the UK and located 2 miles west from Lowestoft. A thriving spot, filled with independent restaurants, coffee shops, Popular parks and 2 train stations with direct links to Norwich and Ipswich. There are a number of fantastic schools in the area to suit all ages, Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

Entrance Hall

UPVC double glazed windows and entrance door to front aspect, tile flooring leading to original concrete, x2 radiators, stairs leading to first floor landing, doors opening to x2 storage cupboards and the main living area.



Main Living Area

10.70m into bay x 7.71m max

A spacious open living area which has recently been undergoing renovation. This space provides the opportunity to be transformed into a functional kitchen/lounge/diner, Benefitting from Newly fitted UPVC double glazed French doors and window to the rear aspect opening into the garden and openings to a potential utility room and bathroom.

Kitchen Area

Part tile flooring, part tile walls, units above and below, laminate work surfaces, ceramic sink with drainer, extractor fan, integrated oven, a 4 ring hob and space for appliances.

Lounge Area

UPVC double glazed bay window and secondary window to the front aspect, carpet flooring and x2 radiators.



Utility

2.95m x 2.16m

Located at the rear of the ground floor this room has the potential to be converted into a utility room, currently comprising of a newly fitted UPVC double glazed window to the rear aspect, door to the side aspect and original exposed flooring.

Bathroom

4.37m x 2.72m

Located on the right hand side of the ground floor this room has the potential to be converted into a sizeable family bathroom, currently comprising of a newly fitted UPVC double glazed window to the side aspect, original exposed flooring throughout and a door opening to a potential bedroom 5/study.



Study/Bedroom 5

3.0m x 2.64m

Located at the front of the property this room has the potential to be converted into a study room or 5th bedroom, currently comprising of a newly fitted UPVC double glazed window to front aspect, carpet flooring and space for double bed.

First Floor Landing

Carpet flooring, radiator, loft hatch, doors opening to an airing cupboard housing a gas combi boiler, the bathroom and bedrooms 1-4.

Bathroom

3.5m x 1.7m

Newly fitted UPVC double glazed windows to the rear aspect, laminate flooring, tile walls, radiator, pedestal wash basin, toilet, p-shape bath with handheld shower attachment, mains fed shower enclosed within a glass cubicle and a wall mounted mirror with light and power.



Bedroom 1

4.5m x 3.0m

A newly fitted UPVC double glazed window to front aspect, laminate flooring, radiator and doors opening to x2 built in storage cupboards.

Bedroom 2

3.3m x 2.7m

A newly fitted UPVC double glazed window to rear aspect and carpet flooring.

Bedroom 3

3.0m x 2.9m

A newly fitted UPVC double glazed window to front aspect, exposed wood flooring, radiator and door opening to a built in storage cupboard.



Bedroom 4

2.6m x 1.7m

A newly fitted UPVC double glazed window to rear aspect, exposed wood flooring and a radiator.

Outside

To the front of the property an ample brick weave driveway with space for multiple vehicles, pebbled flower bed and a timber gate which opens to the rear garden.

To the rear of the property a fully enclosed laid lawn garden with brick weave pathway surrounding and a raised concrete seating area.

Agent Note

- The property has been undergoing renovations and will be sold as seen

- It is currently waiting on planning permission to be accepted for an extension on the lounge space. But do benefit from architectural drawings dated back to Jan 2023.

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.

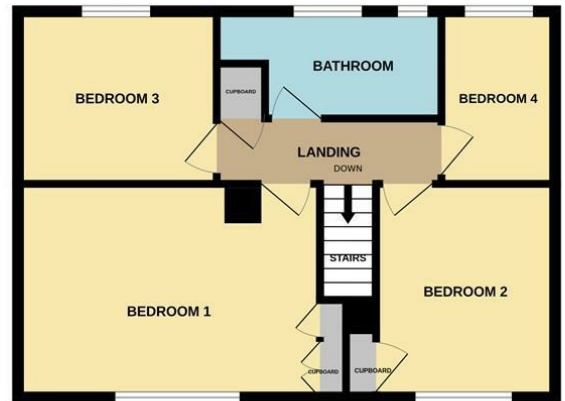




GROUND FLOOR
997 sq.ft. (92.6 sq.m.) approx.



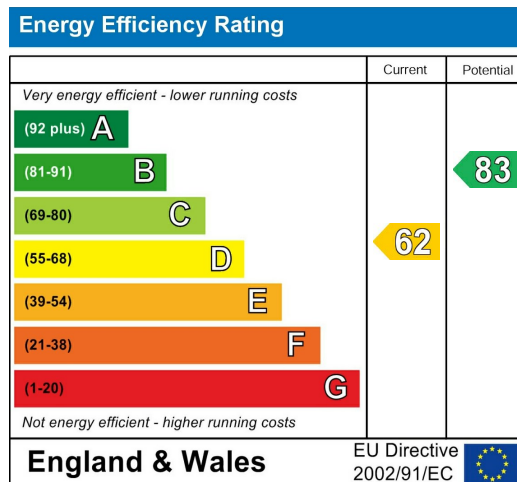
1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1514 sq.ft. (140.7 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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Tenure: Freehold
 Council Tax Band: E
 EPC Rating: D62
 Local Authority: East Suffolk Council



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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