

£220,000
Asking Price



Gilpin Road

Oulton Broad, NR32 3NS

- Well presented throughout
- Chain free
- 2 Double bedrooms
- Semi-detached bungalow
- Driveway with off road parking
- Seperate garage
- Popular Oulton Broad location
- West facing garden
- Close to local amenities
- Open plan kitchen/diner





Location

This 2 bedroom semi-detached bungalow is situated in 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 double glazed entrance door to the side aspect, carpet flooring throughout, a radiator, loft hatch and doors opening to the shower room, sitting room and bedrooms 1-2.



Bedroom 1

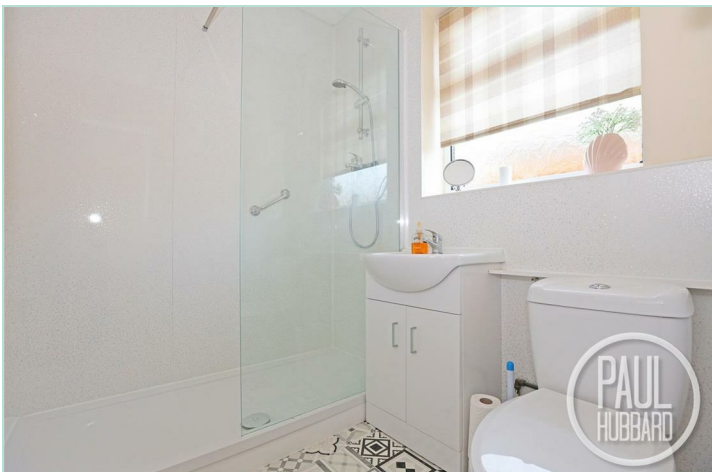
3.67m x 2.42m

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator and space for double bed.

Bedroom 2

2.66m x 3.19m

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator and space for double bed.



Shower Room

1.89m x 1.65m

UPVC double glazed window to the side aspect, vinyl flooring throughout, a radiator, aqua board panels, vanity unit with hand wash basin, toilet and a walk in mains fed shower.



Sitting Room

4.41m x 4.20m max

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and doors opening to a built in cupboard and the kitchen/diner.



Kitchen/Diner

5.41m max x 2.35m

UPVC double glazed windows to the rear and side aspects with a door opening onto the driveway, vinyl flooring throughout, a radiator, wall mounted gas boiler, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, door opening to a built in cupboard and space for appliances including a washing machine, oven and fridge/freezer.



Outside

Garage 5m x 2.4m (approx.)

To the front of the property a brick weave driveway with off road parking for multiple vehicles which leads up to a laid lawn garden, x2 entrance doors, the garage and a gate opening to the rear garden.



To the rear of the property a west facing laid lawn garden with decorative shrub border and a greenhouse, all enclosed within a timber 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.



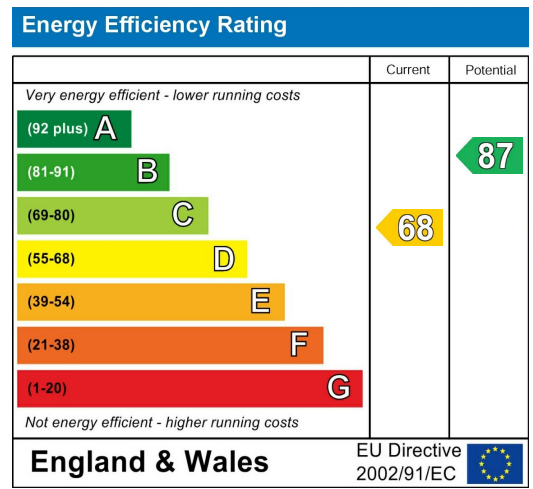
GILPIN ROAD
694 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.4 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: B
 EPC Rating: D
 Local Authority: East Suffolk Council



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