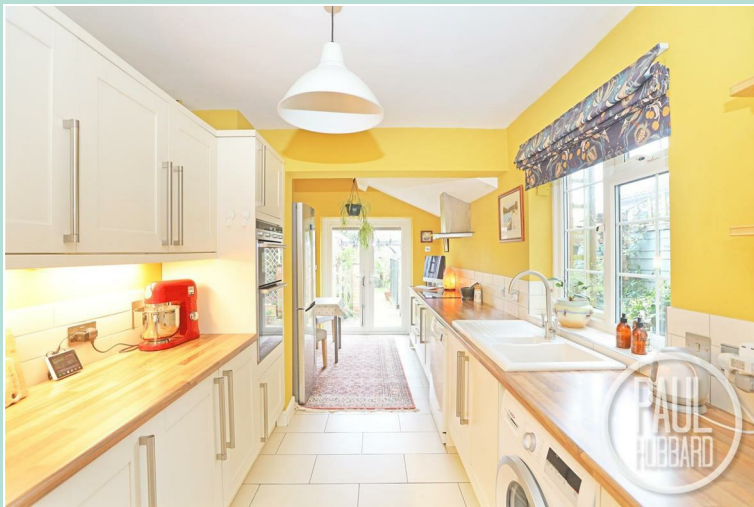


£230,000  
Guide Price



## Holly Road

Oulton Broad, NR32 3NH

- Well presented throughout
- 2 Double bedrooms
- Nestled in the heart of Oulton Broad
- Landscaped rear garden
- Walking distance to local amenities
- Separate entrance porch
- Open plan lounge/diner
- Ideal first time buyer home
- Sizeable kitchen/breakfast room
- Gas central heating

**PAUL  
HUBBARD**



### Location

This 2 bedroom mid terrace property is situated within a cul de sac in the popular gem of Oulton Broad, walking distance to local amenities. 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. So why not come and explore this little slice of paradise for yourself.



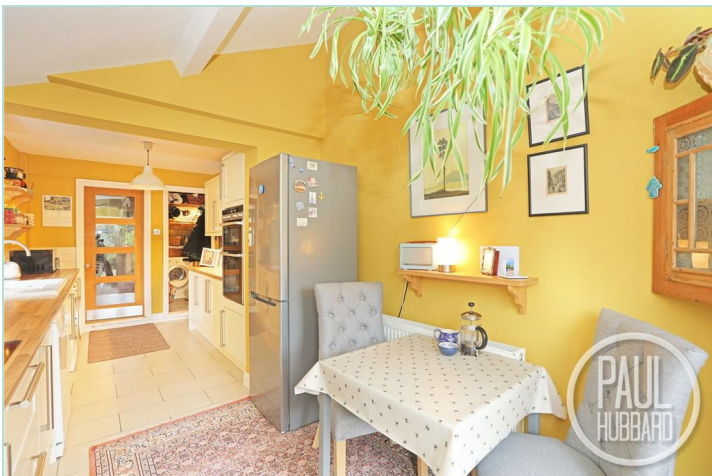
### Porch

Composite entrance door and UPVC double glazed window to the front aspect, tile flooring throughout and an oak phased door opening into the lounge/diner.

### Lounge/Diner

7.84m into bay x 3.98m max

UPVC double glazed bay window to the front aspect and secondary window to the rear aspect, recently fitted carpet flooring throughout, x2 radiators, original open fireplace within an exposed brick surround, oak phased doors opening to stairs leading to the first floor landing and the kitchen/breakfast room.



### Kitchen/Breakfast Room

6.00m x 2.43m

UPVC double glazed window to the side aspect and French doors to the rear aspect opening into the garden, tile flooring throughout, part tile walls, radiator, units above and below, laminate work surfaces, ceramic sink with drainer, induction hob, extractor fan, integrated double oven and grill. Opening to an under stairs storage area with power and space for appliances throughout the kitchen including a washing machine, fridge/freezer and tumble dryer.



### First Floor Landing

Recently fitted carpet flooring throughout, loft hatch, radiator and doors opening to the bathroom and bedrooms 1-2.



### Bathroom

3.05m x 2.41m

UPVC double glazed window to the rear aspect, tile flooring throughout, part tile walls, radiator, pedestal hand wash basin, toilet, p-shape bath with an electric shower above, a heated towel rail and door opening to a built in cupboard housing the gas combi boiler.

### Bedroom 1

3.36m x 3.99m

UPVC double glazed window to the front aspect, recently fitted carpet flooring throughout, a radiator and original feature fireplace.



### Bedroom 2

3.64m x 2.33m

UPVC double glazed window to the rear aspect, recently fitted carpet flooring throughout and a radiator.

### Outside

To the front of the property a concrete steps lead up to the main entrance door and easily maintained shingle front garden.

To the rear of the property a beautifully landscaped garden with a timber pergola seating area, greenhouse, selection of mature trees, plants and shrubs, planted jungle located outside the dining room window, a feature pond, patio and pebbled pathway which stretches down to the base of the garden which houses a timber garden shed and Tuin summerhouse which benefits from an insulated floor, light, power and additional storage area behind.



### Agent Note

The neighbouring property has right of way access across the rear garden.

### 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.







Tenure: Freehold  
 Council Tax Band: A  
 EPC Rating: TBC  
 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	



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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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