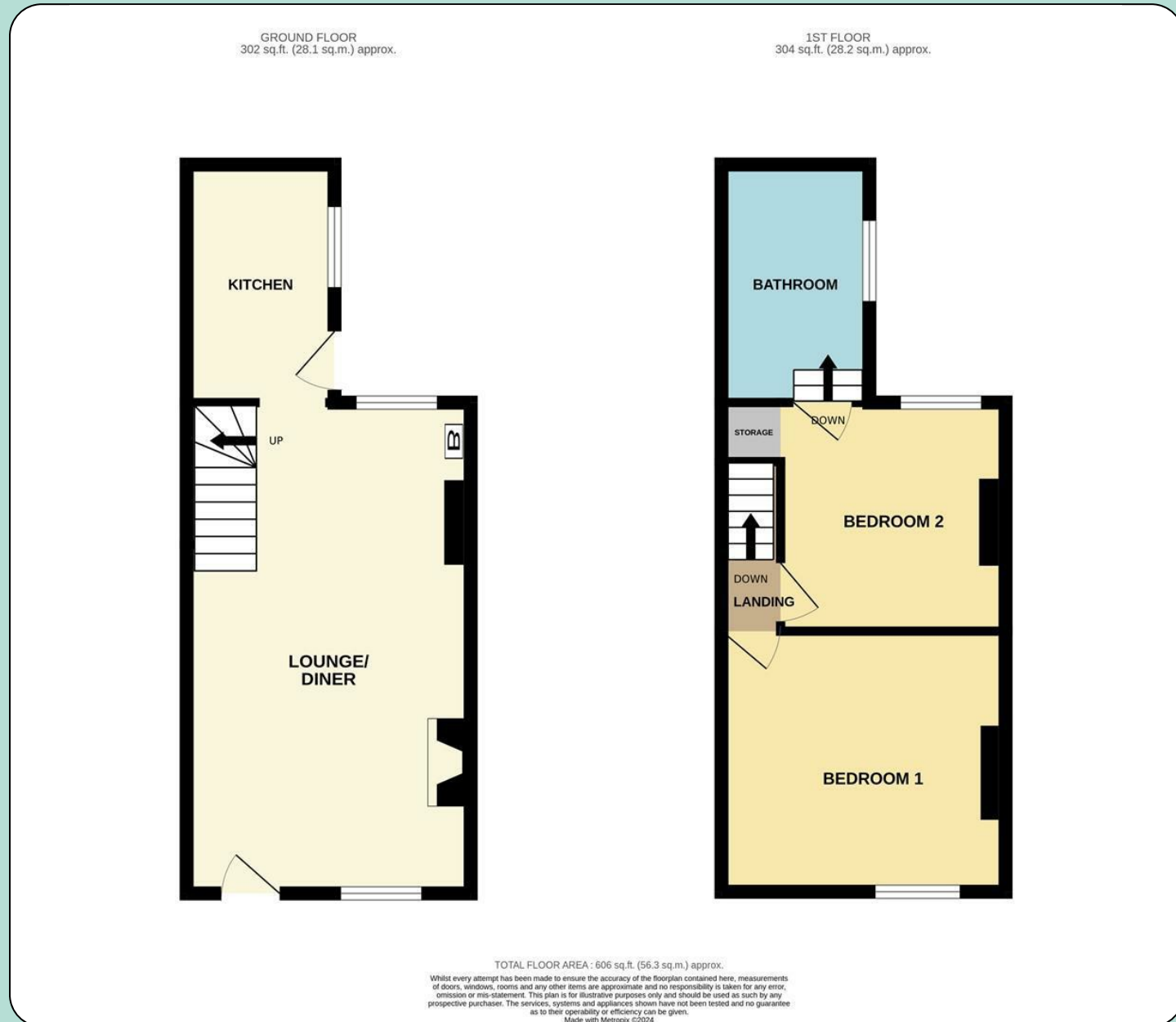


Tenure: Freehold
 Council Tax Band: A
 EPC Rating: D63
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£190,000
 Asking Price



Commodore Road
 Oulton Broad, NR32 3NF

- Sizeable cottage
- 2 Seperate bedrooms
- Popular Oulton Broad location
- South east facing rear garden
- Driveway with off road parking
- Modern kitchen
- Open plan lounge/diner
- Walking distance to local amenities
- Gas central heating
- Opportunity to put your own stamp on it



Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

Contact Us
www.paulhubbardonline.com
 01502 531218
info@paulhubbardonline.com

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

e - info@paulhubbardonline.com

t - 01502 531218



Location

This 2 bedroom end terrace cottage is situated 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!

Lounge/Diner

6.42m max x 3.62m max
UPVC double glazed window and entrance door to the front aspect, laminate flooring throughout, x2 radiators, original feature fireplace, wall mounted gas boiler, stairs leading to the first floor landing and opening to the kitchen.



Kitchen

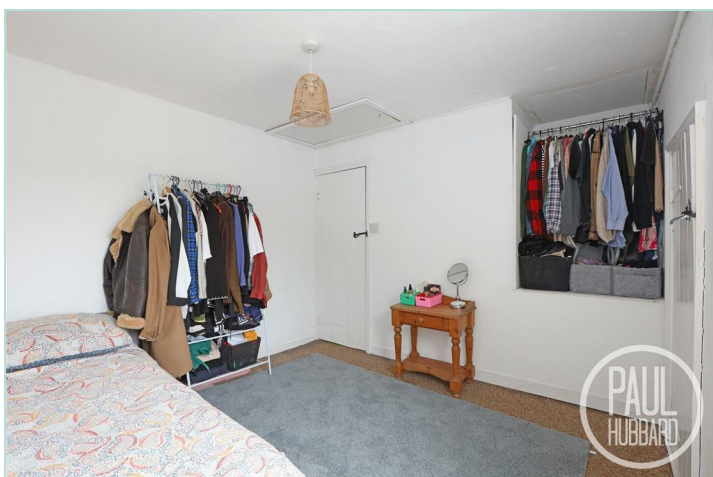
3.00m x 1.87m
UPVC double glazed window and door to the side aspect opening into the garden, tile flooring throughout, part tile walls, base units with solid work surfaces, ceramic sink with drainer, 5 ring gas hob, integrated oven and space for a washing machine and fridge/freezer.

First Floor Landing

Original exposed floorboards and doors opening to bedrooms 1-2.

Bedroom 1

3.34m x 3.65m
UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.



Bedroom 2

2.95m x 3.65m max
UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator, loft hatch, opening to a built in clothes rail and door to the bathroom.

Bathroom

3.07m x 1.97m
UPVC double glazed window to the side aspect, LVT flooring throughout, a radiator, part tile walls, a toilet, pedestal hand wash basin and bath with handheld shower attachment above.

Outside

To the front of the property a shingle driveway with off road parking and pathway to the side aspect with timber gate that opens to the rear.

To the rear of the property a concrete and pebbled seating area leads up to a fully enclosed, south east facing laid lawn garden with concrete pathway.

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.

