

£350,000
Asking Price



Borrow Road

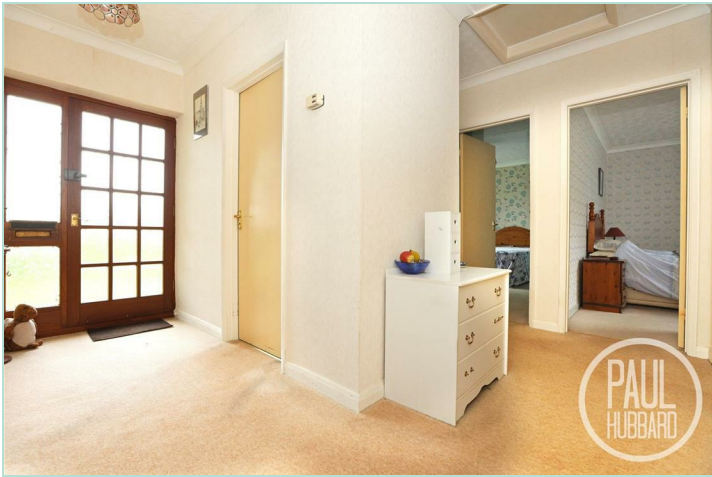
Oulton Broad, NR32 3PN

- OOZING POTENTIAL
- DETACHED BUNGALOW IN SOUGHT AFTER ROAD
- 3 DOUBLE BEDROOMS
- AMPLE OFF ROAD PARKING
- GOOD SIZED PLOT
- SOUTH FACING REAR GARDEN
- CLOSE TO THE BROADS, RAILWAY AND BUS ROUTES
- CONSERVATORY
- LONGER THAN AVERAGE GARAGE
- MAKE THIS YOUR OWN!

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**PAUL
HUBBARD**



Location

This 3 bedroom detached bungalow is situated in the highly sought after Oulton Broad, close to local amenities and the broads. Discover 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

Timber entrance door and window to the front aspect, carpet flooring throughout, radiator, loft hatch and doors opening to x2 built in cupboards, WC, the bathroom, dining room and bedrooms 1-3.

WC

2.21m x 0.78m

UPVC double glazed window to the front aspect, tile flooring throughout, part tile walls, toilet and a pedestal hand wash basin.



Bathroom

1.89m x 1.64m

UPVC double glazed window to the front aspect, tile flooring throughout, tile walls, toilet, wall mounted hand wash basin, heated towel rail and a bath with handheld shower attachment.

Bedroom 1

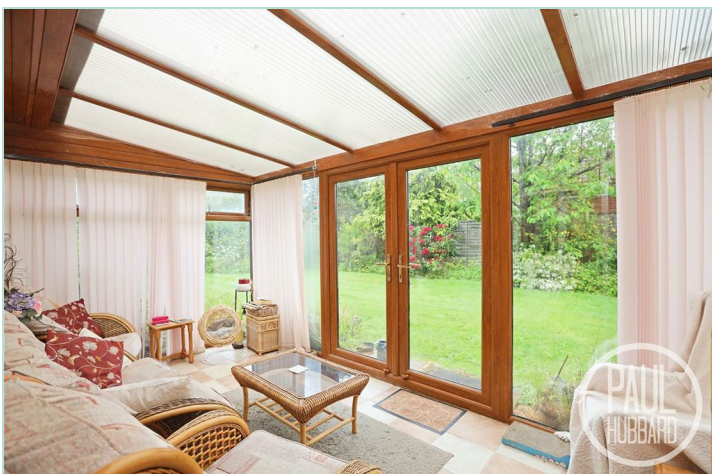
3.61m x 4.19m

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

Bedroom 2

3.03m x 4.19m max

UPVC double glazed window to the front aspect, carpet flooring throughout, built in wardrobes and a radiator.



Bedroom 3

2.52m max x 3.60m

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

Dining Room

2.98m x 2.31m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator, door to the kitchen and an opening to the sitting room.



Sitting Room

3.51m x 4.83m

Window and door to the rear aspect opening into the conservatory, carpet flooring throughout, a radiator and an open fire.

Conservatory

2.52m x 4.56m

UPVC double glazed French doors to the rear aspect opening into the garden and windows surround, tile flooring throughout.

Kitchen

2.98m max x 2.31m

UPVC double glazed window to the front aspect, tile flooring throughout, part tile walls, a radiator, units above and below, laminate work surfaces, composite sink with drainer, UPVC door to the utility room and space for appliances including a fridge and oven.

Utility Room

3.06m x 1.56m

UPVC door to the side aspect providing a secondary entrance and windows surround, tile flooring throughout, wall units, space for appliances including a washing machine and fridge, door opening to a cupboard housing the oil boiler.



Garage

A brick built garage with up and over door to the front aspect, windows to the side aspect.

Outside

To the front of the property a driveway with off road parking for multiple vehicles leads up to the garage, a timber gate opening to the rear garden, the storm porch, utility room and laid lawn front garden decorated with plants and shrubs.

To the rear of the property a fully enclosed south facing laid lawn garden bordered with a selection of plants, mature trees and shrubs.



Agent Note

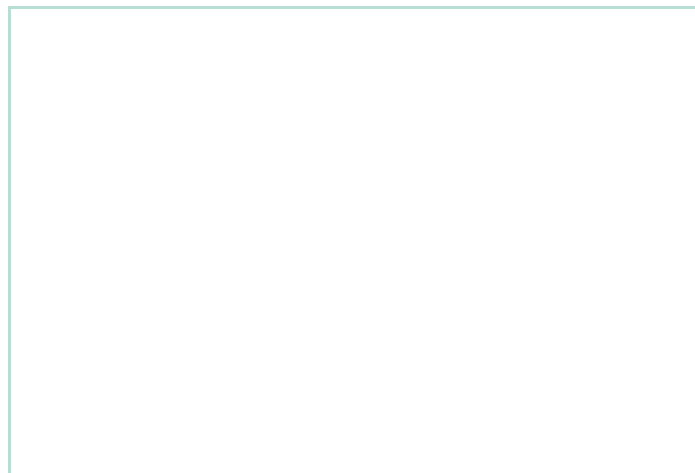
- This property is run by oil

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: D
 EPC Rating: TBC
 Local Authority: East Suffolk Council

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

BORROW ROAD
 1065 sq.ft. (99.0 sq.m.) approx.



TOTAL FLOOR AREA: 1065 sq.ft. (99.0 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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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