

£200,000
Guide Price



Victoria Road

Suffolk, NR33 9LR

- Guide price: £200,000 - £220,000
- 3 double bedrooms
- Garden front & rear
- Off road parking for multiple vehicles
- Modern decor throughout
- Gas central heating & double glazing
- Ample storage space
- 2 reception rooms
- Conveniently located near shops & amenities
- Close proximity to Nicholas Everitt park

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**PAUL
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Location

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

Composite door to the front aspect, fitted carpet, radiator, fuse board, storage cupboard an archway opening to the sitting room and a door opening to the dining room.

Sitting room

3.32 x 3.26

Fitted carpet, UPVC double glazed window to the front aspect, recessed chimney breast and down lights.



Dining room

4.31 x 3.64

Fitted carpet, UPVC double glazed to the rear aspect, radiator, down lights, space for a fridge- freezer, an opening leads through to the kitchen and a door opens to the stairs.

Kitchen

3.43 max x 2.42 max

A small step down takes you into the kitchen which comprises; vinyl flooring, UPVC double glazed window to the side aspect, down lights, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built in oven, gas hob & stainless steel extractor hood, wall mounted gas combi boiler, space for a washing machine & fridge and doors opening to the rear garden & bathroom.



Bathroom

3.78 max x 1.64 max

Tiled floor & walls, x2 UPVC double glazed obscure windows to the side & rear aspect, heated towel rail, down lights, suite comprises a toilet, wash basin set into a vanity unit with a mixer tap, a tile bath with a mixer tap and a mains fed shower above.



Stairs leading to the first floor landing

Fitted carpet, down lights, radiator, loft access (partially boarded) and doors opening to bedrooms 1-3.

Bedroom 1

4.31 x 3.34

Fitted carpet, UPVC double glazed window to the front aspect, radiator, down lights and a built in storage cupboard.

Bedroom 2

3.65 x 3.36

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and down lights.

Bedroom 3

3.52 x 2.41

A step down takes you to bedroom 3 which comprises; fitted carpet, UPVC double glazed window to the rear aspect a radiator and loft access.



Outside

The front of the property features a well-maintained lawn and a pathway leading to the front door, which is sheltered by a storm porch. There is gated side access to the rear garden.



The rear garden includes a patio area, as well as a laid lawn with a pathway leading to a shingle area and two timber storage sheds. The garden is fully enclosed by a brick wall and panel fence surround. Additionally, there is gated rear access providing private off-road parking for multiple vehicles.

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.



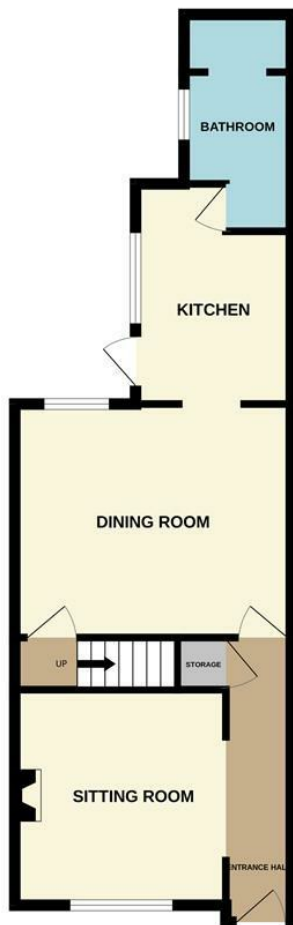




Tenure: Freehold
 Council Tax Band: B
 EPC Rating:
 Local Authority: East Suffolk Council

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

GROUND FLOOR



1ST FLOOR



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