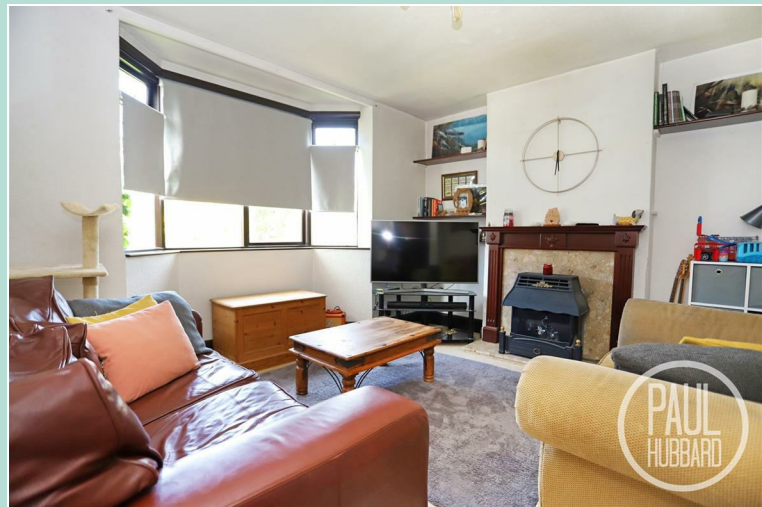


£250,000
Asking Price



Chestnut Avenue

Oulton Broad, NR32 3JA

- Semi-detached property
- 2 Double bedrooms
- Ideal first time buyer home
- Close to local amenities
- Popular Oulton Broad location
- Opportunity to put your own stamp on it
- Sizeable rear garden
- Sitting room and dining room
- Separate entrance hall
- Walking distance to bus routes





Location

This 2 bedroom semi-detached property is situated in the popular Oulton Broad location. One of the finest stretches of inland water in the UK and located 2 miles west from Lowestoft. A thriving spot, filled with independent restaurants, coffee shops, Popular parks and 2 train stations with direct links to Norwich and Ipswich.

Entrance Hall

UPVC double glazed entrance door to the side aspect, carpet flooring throughout and doors opening to the sitting room and dining room.

Sitting Room

3.76m into bay x 3.98m

Double glazed bay window to the front aspect, carpet flooring throughout and a gas fire.

Dining Room

3.11m x 3.98m

UPVC double glazed window to the rear aspect, carpet flooring throughout, gas fire and doors opening to under stairs storage cupboard and to the kitchen.



Kitchen

4.15m x 2.42m max

UPVC double glazed windows to the side and rear aspect with door opening into the garden, tile flooring throughout, part tile walls, units above and below, laminate work surfaces, ceramic sink with drainer, space for appliances including a washing machine, oven and fridge/freezer.

First Floor Landing

Carpet flooring throughout, the loft hatch and doors opening to bedrooms 1 and 2.



Bedroom 1

3.35m x 3.97m max

Double glazed window to the front aspect, carpet flooring throughout, feature fireplace and doors opening to built in cupboard and wardrobe.





Bedroom 2

3.37m x 3.87m max

UPVC Double glazed window to the rear aspect, carpet flooring throughout, feature fireplace and door opening to the bathroom.

Bathroom

2.54m x 2.44m

UPVC double glazed window to the rear aspect, vinyl flooring throughout, part tile walls, pedestal hand wash basin, toilet, bath and doors opening to a built in cupboard with shelving inside.



Outside

To the front of the property a laid lawn garden with pathway to the main entrance door and timber gate opening to the rear garden.

To the rear of the property a concrete pad and pathway with steps which lead down to a laid lawn garden with patio pathway to a patio seating area and feature pond.

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.





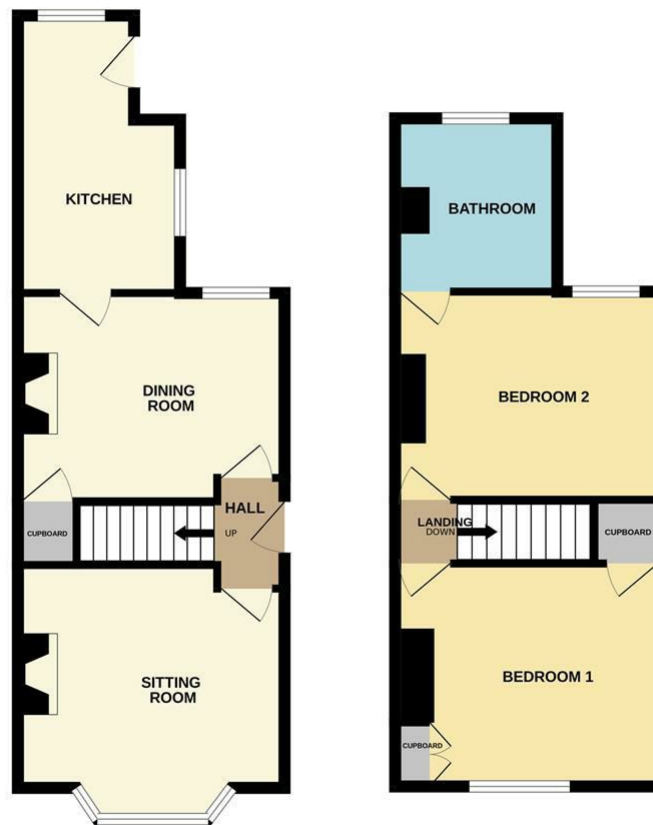


Tenure: Freehold
 Council Tax Band: B
 EPC Rating:
 Local Authority: East Suffolk Council

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
 410 sq.ft. (38.1 sq.m.) approx.

1ST FLOOR
 368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 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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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