

£170,000
Asking Price



Fir Lane

Oulton Broad North, NR32 2RB

- Beautifully presented throughout
- 3 Bedroom mid terrace
- Walking distance to local amenities
- Off road parking to the rear
- Ideal first time buyer home
- Separate sitting room and dining room
- Easily maintained South East facing garden
- Modern kitchen and bathroom
- Double glazing throughout
- x2 Log burners

**PAUL
HUBBARD**



Location

This 3 bedroom mid terrace is situated in the heart of Oulton Broad North, walking distance to local amenities. Oulton Broad boasts 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!



Porch

UPVC double glazed door to the front aspect, integral door mat and a door opening to the sitting room.

Sitting Room

3.63m x 3.30m

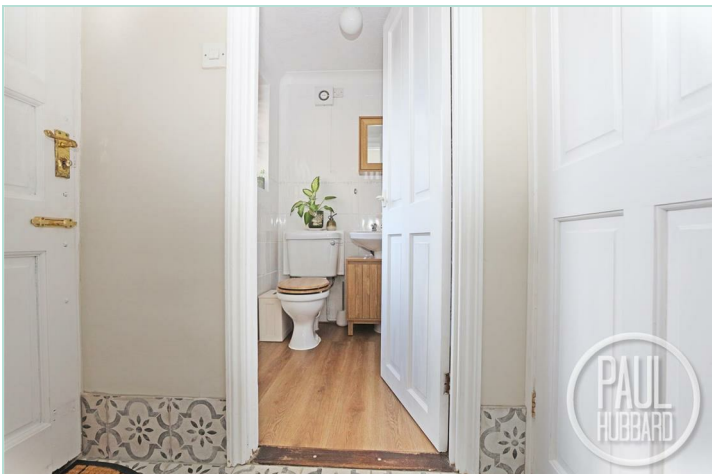
UPVC double glazed window to the front aspect, laminate flooring throughout, log burner, radiator and a door opening to the hall with stairs to the first floor landing and door opening to the dining room.



Dining Room

3.66m x 3.30m

UPVC double glazed window to the rear aspect, laminate flooring throughout, log burner, radiator, picture rail, opening to the kitchen and door to an under stairs storage cupboard.



Kitchen

3.35m x 2.00m

UPVC double glazed window to the side aspect, tile flooring throughout, part tile walls, opening to the rear lobby, a selection of units above and below, laminate work surfaces, ceramic sink with drainer, extractor fan, 4 ring gas hob, integrated oven and space for appliances including a washing machine, fridge/freezer and dishwasher.

Lobby

Tile flooring throughout, doors opening to the garden, bathroom and cupboard with space for appliance inside.



Bathroom

1.74m x 2.05m

UPVC double glazed window to the side aspect, laminate flooring throughout, radiator, toilet, pedestal hand wash basin and bath with handheld shower attachment above.

First Floor Landing

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

Bedroom 1

3.59m x 3.37m

UPVC double glazed window to the front aspect, laminate flooring throughout, radiator and a feature panel wall.

Bedroom 2

3.64m x 3.37m

UPVC double glazed window to the rear aspect, laminate flooring throughout, radiator, a feature panel wall, doors opening to a built in cupboard and bedroom 3.

Bedroom 3

3.29m x 2.00m

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



Outside

To the front of the property a level cast iron gate opens to a patio front garden with concrete pathway to the main entrance door.

To the rear of the property an easily maintained, south east facing concrete and patio garden with timber garden shed and double gates opening to rear access which provide the opportunity for off road parking.

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.





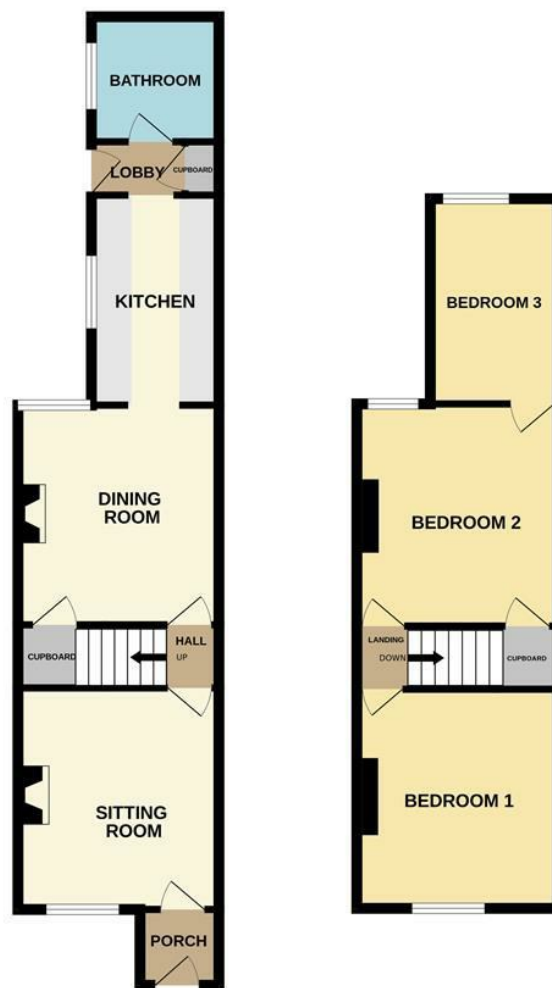


Tenure: Freehold
 Council Tax Band: A
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	66	
(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
450 sq. ft. (41.8 sq.m.) approx.

1ST FLOOR
365 sq. ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 816 sq.ft. (75.8 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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