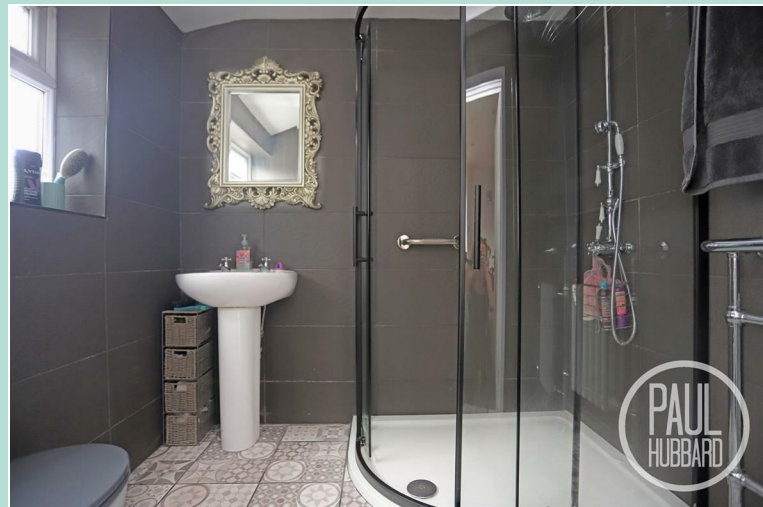


£190,000
Asking Price



Clarkson Road

Oulton Broad, NR32 3NX

- Ideal first time buyer home
- Having undergone a recent renovation
- 2 Double bedrooms
- Popular Oulton Broad location
- Close to local amenities
- Modern shower room
- Open plan kitchen/diner
- Neutral colours throughout
- Easily maintained front and rear gardens
- Well presented throughout





Location

This spacious 2 bedroom mid terrace is situated in 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

Entrance door to the side aspect, Herringbone style laminate flooring throughout, carpeted stairs leading to the first floor landing and doors opening to the sitting room and kitchen/diner.

Sitting Room

3.83m into bay x 3.81m

UPVC double glazed bay window to the front aspect, Herringbone style laminate flooring throughout and a radiator.



Kitchen/Diner

6.54m max x 3.81m max

x2 UPVC double glazed windows to the side aspect and door to the rear aspect opening into the garden, Herringbone style laminate flooring throughout, a radiator, under stairs storage space and an opening to the kitchen area with a selection of base units, solid wood work surfaces, inset stainless steel sink, space for a washing machine and dishwasher. Door opening to the shower room, a 4 ring induction hob, integrated double oven and grill, newly fitted extractor fan and loft hatch.



Shower Room

1.72m x 2.12m

A modern shower room with UPVC double glazed window to the side aspect, tile flooring throughout, tile walls, toilet, pedestal hand wash basin, a heated towel rail and a mains fed rainfall shower with handheld attachment.

First Floor Landing

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



Bedroom 1

3.70m x 4.30m

x2 UPVC double glazed windows to the front aspect, original painted floorboards throughout, a radiator and door opening to a built in storage cupboard.

Bedroom 2

3.58m x 4.30m

UPVC double glazed window to the rear aspect, original painted floorboards throughout, a radiator, loft hatch and doors opening x2 built in cupboards, one housing the gas boiler.



Outside

To the front of the property an easily maintained brick weave garden bordered by a level brick wall and a shared passage which leads to the main entrance door and timber gate opening to the rear garden.

To the rear of the property a concrete pathway and seating area leads up to an external outhouse, barked area with patio pathway to a good size storage shed.



Agent Note

This property shares a passage with the neighbouring property.

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.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
 401 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR
 272 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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