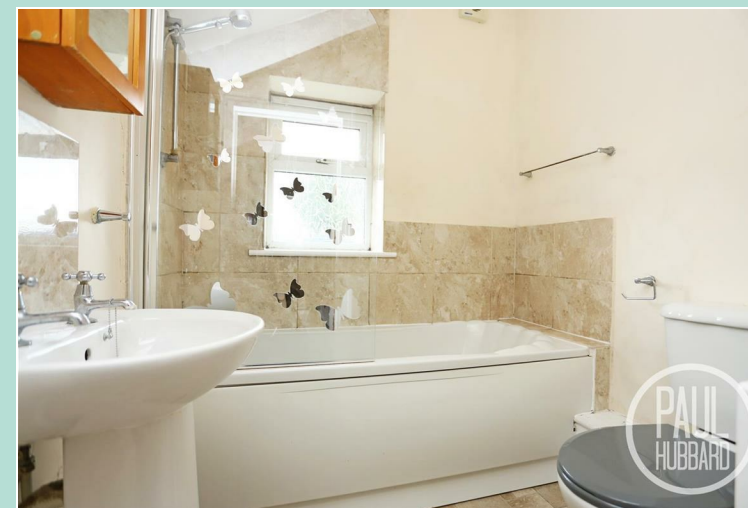


Tenure: Freehold
 Council Tax Band: A
 EPC Rating: C
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	69	
(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	

£150,000
 Asking Price



Bridge Road
 Oulton Broad, NR32 3LN

- Cottage set in the heart of Oulton Broad
- 2 separate bedrooms
- Period features
- Kitchen & utility space
- Chain free
- Off road parking at the rear
- Private rear garden
- Walking distance to the gorgeous Broads
- Close to local amenities & shops
- Gas central heating



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

e - info@paulhubbardonline.com

t - 01502 531218



Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.



Sitting room

3.89 x 3.35

Entrance door to the front aspect, fitted carpet, radiator, open fireplace with tile hearth & timber mantel, cupboard housing the consumer unit and a door opening to the kitchen.

Kitchen

3.11 x 2.59

Vinyl flooring, aluminium double glazed window to the rear aspect, under stair storage cupboard, radiator, down lights, units above & below, laminate work surfaces, tile splash backs, inset composite 1.5 sink & drainer with mixer tap, spaces for a fridge-freezer & oven and a door opens to the stairs & utility room.



Utility room

1.84 x 0.95

Vinyl flooring, space for a washing machine, below a laminate work surface, tile splash backs and doors opening to the lean to & bathroom.

Bathroom

1.79 x 1.78

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, extractor fan, tile splash backs, suite comprises a toilet, pedestal wash basin with hot & cold taps, a panelled bath with a mixer tap and a hand-held shower attachment.



Lean to

3.06 x 1.39

Vinyl flooring, timber frame windows to the side & rear aspect and a door opens to the exterior.

Stairs leading to the first floor landing

Fitted carpet and doors opening to bedrooms 1 & 2.

Bedroom 1

3.89 x 3.35

Fitted carpet, aluminium double glazed window to the front aspect, radiator, loft access and a feature period fireplace.

Bedroom 2

2.61 x 2.61

Fitted carpet, aluminium double glazed window to the rear aspect, radiator and a cupboard housing the gas boiler.

Outside

The property features a low-maintenance, fully paved front garden, enclosed by a timber fence, with a gated entrance leading to the main door.

At the rear, the bisected garden is fully enclosed by a panel fence, primarily laid to lawn and includes two timber storage sheds and a fenced-off shingled area. There is also off road parking available.

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.

