

£180,000
Asking Price



Westland Road Oulton Broad, NR33 9AA

- Semi-detached bungalow
- 2 double bedrooms
- Spacious kitchen/diner
- New gas boiler in 2023
- Perfect for updating & renovations
- Off road parking
- Garage
- Gardens front & rear
- Sought after location in Oulton Broad
- Bright conservatory





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!

Porch

Timber frame double doors to the front aspect open into the porch where another timber frame door leads through to the entrance hall.

Entrance hall

Fitted carpet, radiator, storage cupboard and doors opening to the sitting room, kitchen/ diner and bedrooms 1 & 2.

Sitting room

4.23 x 3.26

Fitted carpet, radiator, feature fireplace and doors opening into the conservatory.

Conservatory

2.98 x 2.88

Tile flooring, UPVC double glazed windows to the side & rear aspect and a door opens to the rear garden.



Kitchen/ diner

5.91 max x 3.18 max

Fitted carpet, x3 UPVC double glazed windows to the side & rear aspect, a timber frame internal window to the side aspect, built-in storage cupboard, x2 radiators, wall mounted units (housing the consumer unit), a ceramic wash basin set into a unit with hot & cold taps & a laminate work surface, tile splash backs and doors opening into the bathroom & rear lobby.

Bathroom

3.02 x 1.33

Fitted carpet, UPVC double glazed obscure window to the rear aspect, heated towel rail, tiled walls, suite comprises a panelled bath with hot & cold taps, a pedestal wash basin with hot & cold taps and an electric shower set into a cubicle enclosure.



Rear lobby

1.04 x 0.93

Timber frame internal window to the side aspect, vinyl flooring and doors opening to the cloakroom and to the exterior at the side.





Cloakroom

1.2 x 0.85

Vinyl flooring, UPVC double glazed obscure window to the rear aspect and a toilet.

Bedroom 1

3.97 x 3.20

Fitted carpet, UPVC double glazed window to the front aspect, radiator and fitted wardrobes & storage.

Bedroom 2

3.21 x 3.08

Fitted carpet, UPVC double glazed window to the front aspect, radiator and fitted storage units.



Outside

Double gates open to a driveway offering ample off-road parking. A lawned garden with mature plants and shrubs sits at the front, while a pathway leads to the main entrance door. The driveway extends past the side entrance and continues to a detached garage.

The rear garden features a lawn with mature plants and shrubs, providing an ideal canvas for customisation. The garden has been left to grow naturally, offering potential for landscaping and includes a storage shed at the rear.

Agent note

Kindly be advised that grant of probate is required for this property. For further information, please do not hesitate to contact our office.

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: TBC
 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	

WESTLAND ROAD



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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