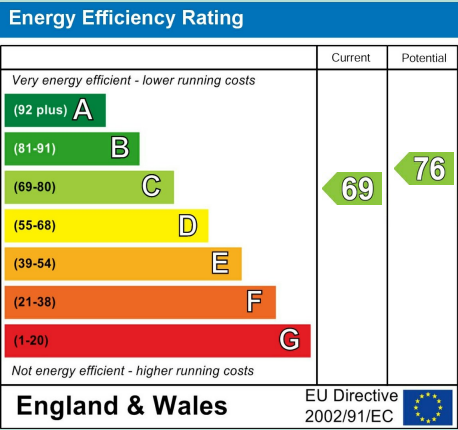
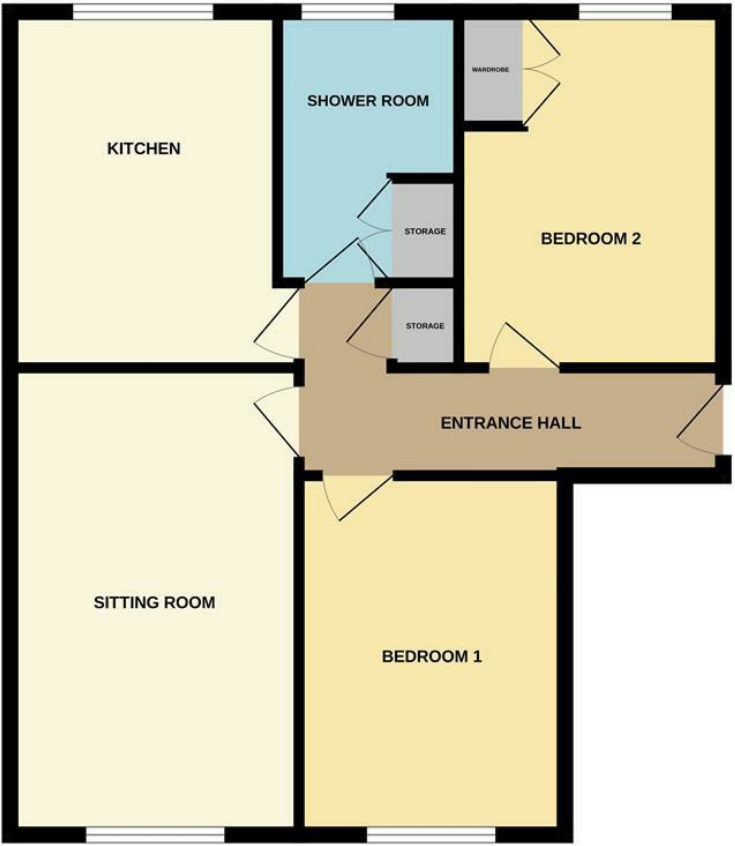


Tenure: Leasehold  
Council Tax Band: A  
EPC Rating: C  
Local Authority: East Suffolk Council



GROUND FLOOR APARTMENT



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. Made with Metropix ©2025

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



£110,000  
Asking Price



## Dell Road

Oulton Broad, NR33 9NT

- Ground floor apartment
- 2 double bedrooms
- Chain free
- Off road parking & garage + visitor parking
- Communal gardens
- Close to local amenities & shops

- Great transport links
- Tucked away in a quiet community off of Dell Road
- Ready for customisations & making your own
- Spacious reception room & kitchen/ breakfast room

PAUL  
HUBBARD

e - info@paulhubbardonline.com

t - 01502 531218





### 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!

### Entrance Hall

UPVC entrance door to the side aspect, fitted carpet, radiator, built-in storage cupboard and doors opening to all internal rooms.

### Bedroom 1

3.86 x 2.87

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

### Bedroom 2

3.82 x 2.85

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a fitted wardrobe.

### Sitting Room

5.09 x 3.15

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

### Kitchen/ Breakfast Room

3.83 x 2.83

Vinyl flooring, UPVC double glazed window to the rear aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in extractor hood, fridge-freezer & washing machine (included in the sale if wanted) and space for an oven.

### Shower Room

2.80 max x 1.97

Fitted carpet, UPVC double glazed obscure window to the rear aspect, radiator, tile splash backs, built-in storage cupboard, toilet, pedestal wash basin with hot & cold taps and a mains-fed shower set into a cubicle enclosure.

### Outside

This ground-floor property benefits from access to well-maintained communal gardens, complete with a laid lawn and designated space for hanging laundry. Residents are welcomed by a tidy, inviting communal entrance and hallways. Additional features include an off-road parking space and a garage located en bloc, offering convenient storage and parking solutions.

### Lease Note

Please note that the lease is currently limited in term. However, the current owner has committed to funding a lease extension. We will coordinate the extension and its transfer to the buyer to take place simultaneously at the point of exchange.

### Lease Payments

Service & Maintenance charge - £1430 (2024/2025)  
this includes building insurance, maintenance of the communal areas both internal and external  
Ground Rent - £10 per year

### 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.

