

Tenure: Freehold  
Council Tax Band: A  
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

£170,000  
Guide Price



GROUND FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.6 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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## Sycamore Avenue

Oulton Broad, NR33 9PJ

- Ideal mid terrace home
- Situated on a sought after cul-de-sac in Oulton Broad
- Well presented throughout
- Ready to personalise and make your own
- 3 bedrooms
- Chain free
- Gas central heating with combi boiler
- UPVC double glazed throughout
- Good size rear garden
- Off road parking at the rear



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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

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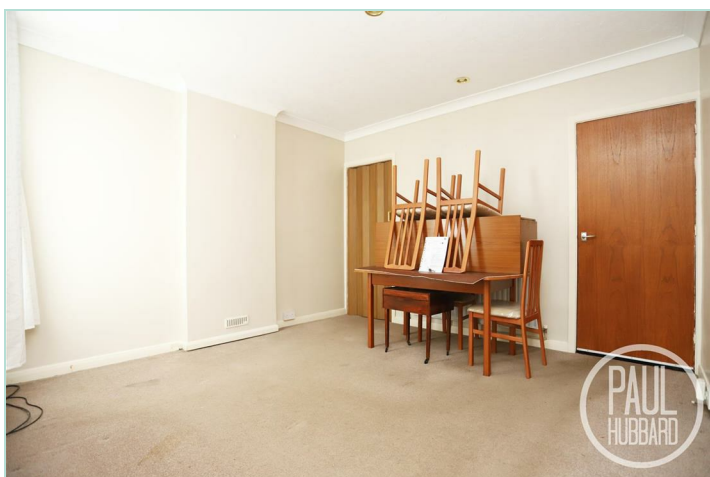
t - 01502 531218





### 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

3.53m x 3.41m

Fitted carpet, UPVC double glazed window to the front aspect, radiator, cupboard housing the consumer unit and a door opening to the stairs & then through to the dining room.

### Dining Room

3.54m x 3.41m

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, under-stair storage cupboard and a door opens into the kitchen.



### Kitchen

3.02m x 2.28m

Laminate tile flooring, UPVC double glazed window to the side aspect, gas combi boiler, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, spaces for an oven, fridge-freezer, dishwasher, washing machine and a doorway opening leads through to the rear lobby.

### Rear Lobby

Laminate tile flooring, fitted storage cupboards, a door opening to the bathroom and a UPVC door opens to the rear garden.



### Bathroom

2.75m x 1.71m

Vinyl flooring, UPVC double glazed window to the side aspect, radiator, loft access, toilet, wash basin set into a vanity unit with hot & cold taps, a panelled bath with hot & cold taps, a mains-fed shower set above and tile splash backs.

### Stairs leading to the First Floor Landing

Fitted carpet and doors opening to bedrooms 1 & 2.

### Bedroom 1

3.54m x 3.41m

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in storage cupboard.

### Bedroom 2

3.55m x 3.41m

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a door opens into bedroom 3.

### Bedroom 3

3.03m x 2.32m

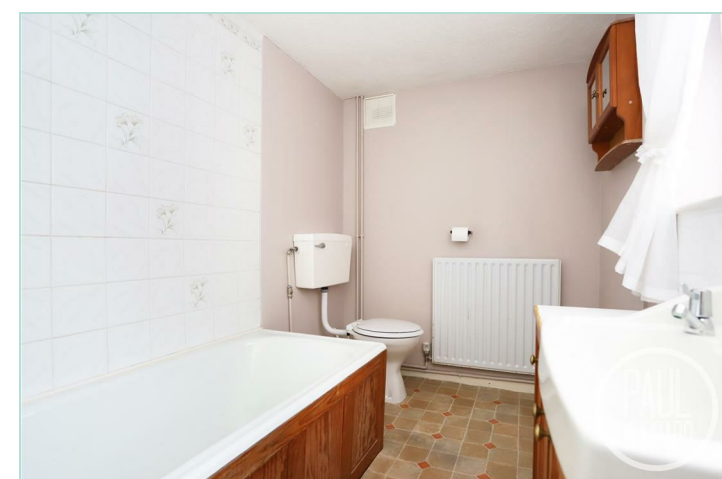
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

### Outside

Gated access at the front opens to a shingle forecourt with a pathway leading to the main entrance, fully enclosed by a brick wall for added privacy.

The rear garden features a shingled area with a spacious patio, a summerhouse, a storage shed, and gated access to an off-road parking space.

### 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.