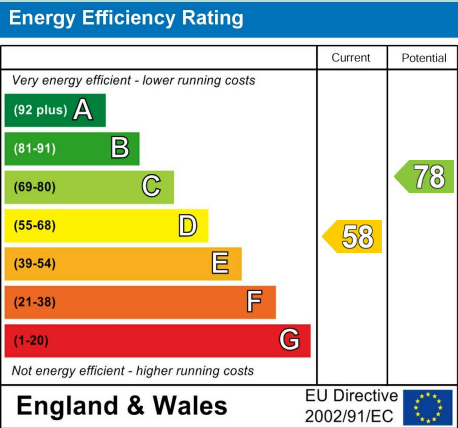


Council Tax Band: A
EPC Rating: D
Local Authority: East Suffolk Council



Commodore Road

Oulton Broad, NR32 3NF

- Sought after Oulton Broad location
- Three separate bedrooms
- Off road parking
- Two reception rooms
- Modern fitted kitchen
- Modern bathroom
- Close to local amenities
- Ideal for public transport links
- Period features
- Available now

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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



Location

Oulton Broad is one of the finest stretches of inland water in the UK and located 2 miles west from Lowestoft. A thriving spot, filled with independent restaurants, coffee shops, Popular parks and 2 train stations with direct links to Norwich and Ipswich.

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

Porch

UPVC double glazed front door opening to front aspect, coconut mat flooring, feature window into lounge and door opening into lounge.

Lounge

4.9 3.6
UPVC double glazed window to front aspect with carpet flooring. Door opening into in a lobby, feature window into dining room and stunning period fireplace with decorative tiled around.

Inner lobby

Carpet flooring with stairs leading to 1st floor landing and door opening in the dining room.

Dining room

3.5 3.0
UPVC double glazed window to rear aspect, carpet flooring, opening to under stairs storage area, feature alcove and opening into kitchen

Kitchen

2.8 2.2
2x UPVC double glazed windows to side aspect, opening into rear lobby and tiled flooring. Units above and below work surfaces with inset stainless steel sink and drainer. Spaces for oven, fridge freezer and dishwasher.

Rear lobby

Tiled flooring with doors opening to fitted storage cupboard, bathroom and UPVC double glazed door opening to rear garden.

Bathroom

2.1 1.6
UPVC double glazed window to rear aspect, tiled flooring, toilet, pedestal wash basin, heated towel rail and panelled bath with electric shower above.

Stairs leading to first floor landing

Carpet flooring with doors opening to bedrooms 1–3 and feature fireplace.

Bedroom 1

3.5 3.3
UPVC double glazed window to front aspect, carpet flooring and opening to fitted wardrobe

Bedroom 2

3.0 2.2
UPVC double glazed window to rear aspects and carpet flooring

Bedroom 3

2.8 2.3
UPVC double glazed window to side aspect, carpet flooring and doors opening to fitted storage cupboard.

Outside

To the rear of the property is a paved walkway with steps leading up to paved garden which is set within a shingle stone border. Gated access opens to rear off-road parking whilst to the front of the property is a brick weaved walk way with paved garden and decorative shingle stone border.



Application process

If you are interested in applying for this property there is a simple process

- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to pay your deposit
- 3) Once references pass you will be asked to pay your first months rent in advance
- 4) Then we can move you into the property!

Application Fees

PLEASE NOTE: In order to meet the affordability criteria for this property, potential tenants must have an income of 2.5x the monthly rent (this can be a combined income if more than 1 tenant).

*Deposit - Deposit is usually 5 weeks rent.

**Guarantor - A guarantor is required if your earnings don't match affordability, you are lacking a previous landlord reference or if you have had previous bad credit. Your guarantor must have an income of 3x the monthly rent. A deposit free option may be available for this property subject to terms and conditions – please enquire for further details on this

