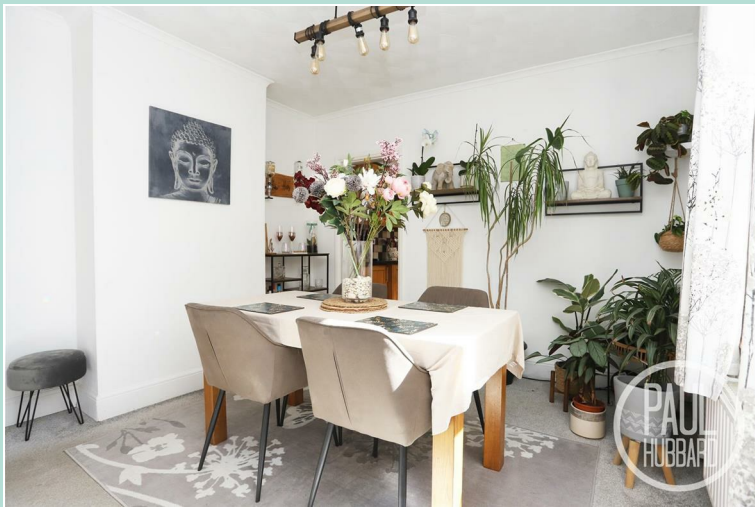


£180,000
Offers Over



Beccles Road

Oulton Broad, NR33 8QU

- End-of-terrace house
- 3 bedrooms
- South facing garden
- Off road parking and garage
- Separate sitting room and dining room
- Modern family bathroom
- Well-laid-out kitchen
- Gas central heating
- Family-friendly location, near schools
- Close to local shops, schools, and amenities

**PAUL
HUBBARD**



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

Entrance door to the side aspect, carpet flooring throughout, consumer unit, stairs leading to the first floor landing and an opening to the dining room.



Dining Room

3.43m x 3.13m

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator and doors opening to the sitting room, kitchen and a storage cupboard.

Sitting Room

3.41m x 3.36m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator, storage cupboards and a feature fireplace.



Kitchen

3.16m x 1.77m

UPVC double glazed window to the side aspect, tiled flooring throughout, part tiled walls, units above and below, stainless steel sink with drainer, integrated double oven, hob and extractor fan and spaces for a washing machine and a fridge/ freezer, a radiator and an opening leading to the lobby.

Lobby

2.23m x 0.83m

Tiled flooring throughout and doors opening to the rear garden and the bathroom.



Bathroom

2.13m x 1.81m

UPVC double glazed window to the side aspect, tiled flooring throughout, part tiled walls, pedestal wash basin, toilet, bath with overhead shower and a radiator.



Stairs leading to the First Floor Landing

Carpet flooring throughout and doors opening to bedrooms 1 and 2.

Bedroom 1

3.40m x 3.35m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and a storage cupboard.

Bedroom 2

3.32m x 3.15m

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator and a door opening to bedroom 3.

Bedroom 3

3.14m x 1.81m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and an airing cupboard.



Outside

A welcoming front garden featuring a neatly laid lawn, vibrant flower beds, and a pathway leading to the main entrance. Access is via a side road that connects to the driveway.



A south-facing garden accessed through gated entry, featuring a laid lawn, flower beds, patio area, and vegetable patches. Includes a greenhouse, outdoor lighting, driveway, and off-road parking.

Garage (7.48m x 3.66m)

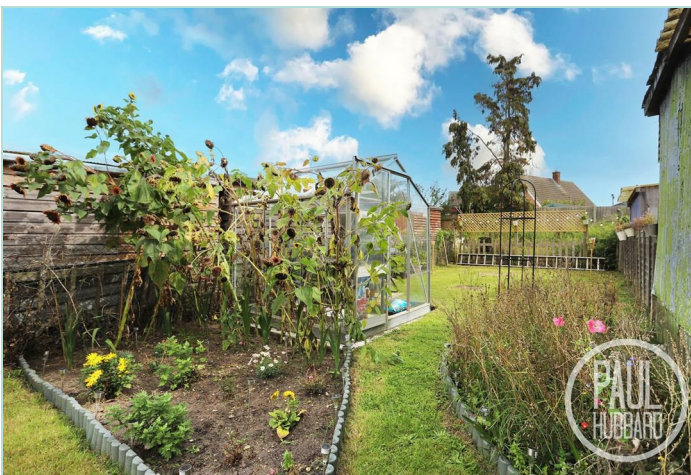
Up and over door with light and power.

Financial services

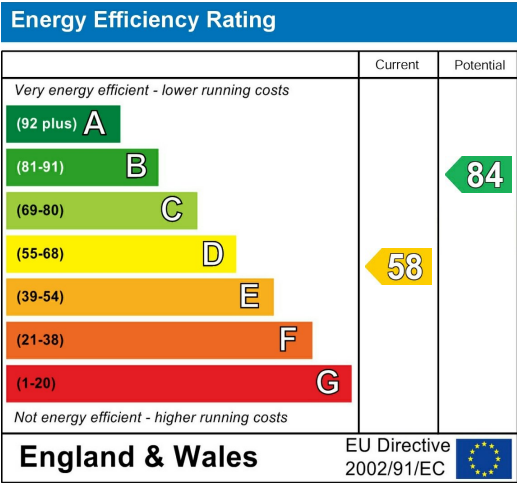
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.







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



TOTAL FLOOR AREA : 869 sq.ft. (80.8 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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