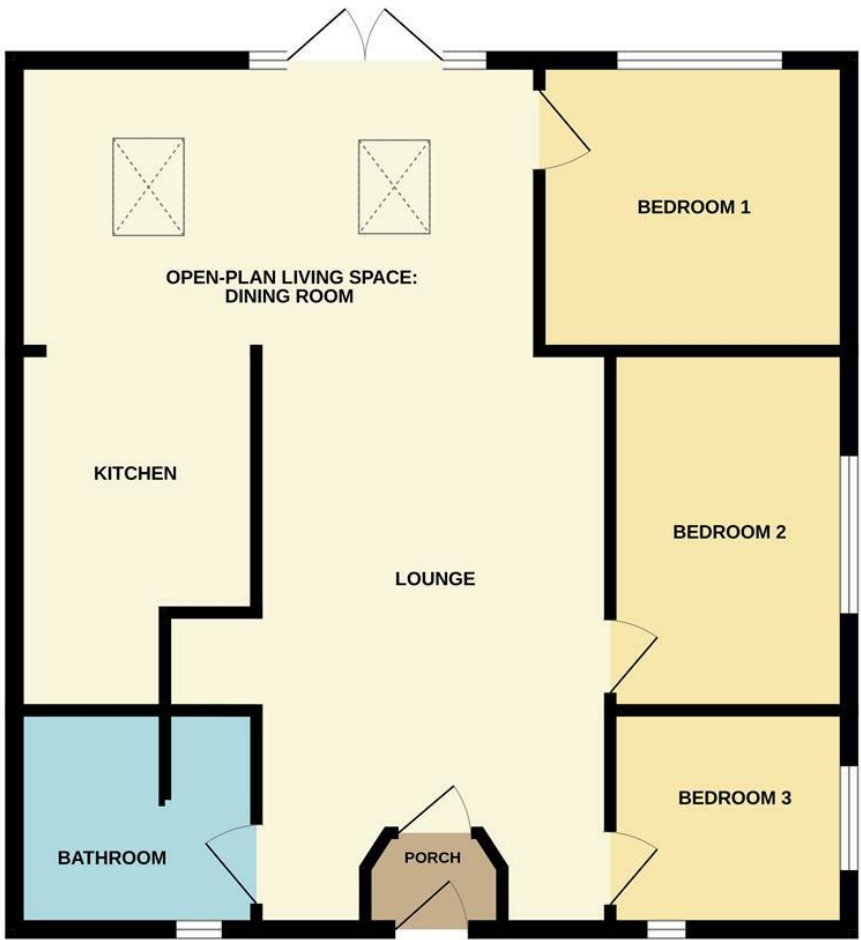
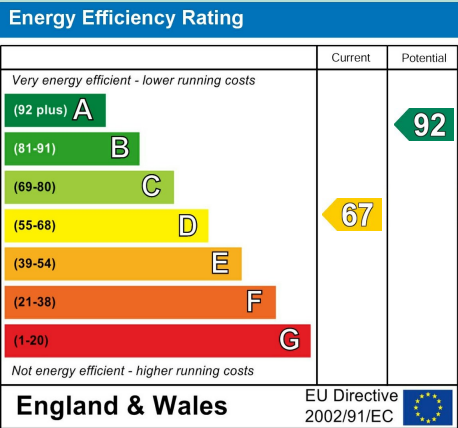


Tenure:  
Council Tax Band: A  
EPC Rating: D  
Local Authority: East Suffolk Council



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 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



£1,200 Per  
Per Calendar Month



## Oulton Street

Oulton, NR32 3BB

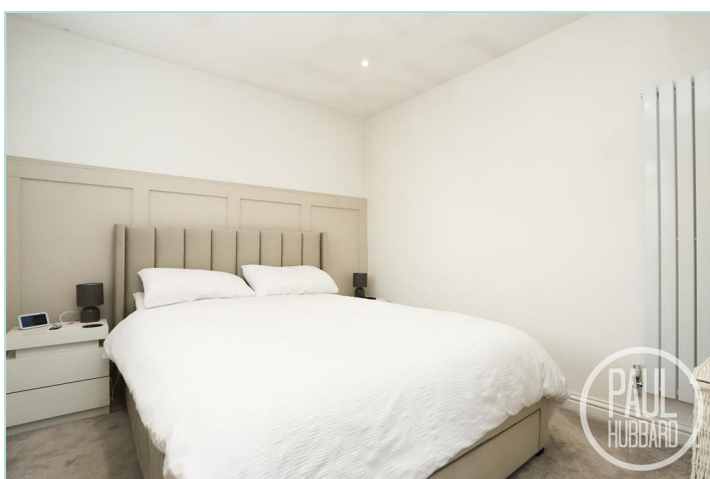
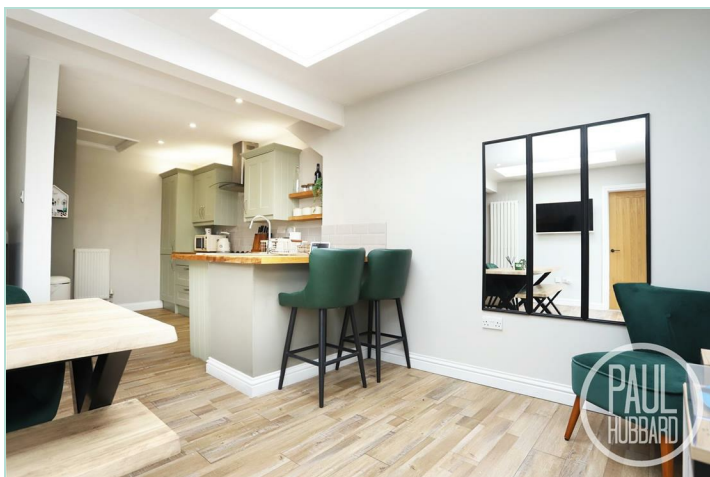
- Well presented bungalow
- 3 separate bedrooms
- Gorgeous open-plan living space
- Off road parking for multiple vehicles
- Modern bathroom suite
- West facing rear courtyard garden
- UPVC double glazing
- Gas central heating
- In sought after Oulton village
- Close to local amenities, shops & schools

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### Summary

This well-presented three-bedroom bungalow in the sought-after village of Oulton offers a stylish open-plan living space with a lounge, dining area, and modern fitted kitchen, creating the perfect setting for everyday living and entertaining. The property features a contemporary bathroom suite, gas central heating, and UPVC double glazing. Outside, tenants will benefit from off-road parking for multiple vehicles, a low-maintenance west-facing courtyard garden with patio and artificial lawn, plus a shingled frontage. Conveniently located close to local shops, schools, and transport links.

### 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 Entrance

1.85 x 0.80

Main entrance door to the front aspect, fitted carpet, radiator, down light and a door opens into the open-plan living space.

### Open-Plan Living Space

6.49 max x 5.78 max

A spacious open-plan lounge, diner, and kitchen designed for relaxed socialising and entertaining.

### Sitting Room

Laminate flooring, radiator, down lights, built-in storage cupboard, doors opening to bedrooms 2-3 & the bathroom. This room is open to the dining room.

### Dining Room

Laminate flooring, vertical radiator, down lights, x2 sky lights, a door opens to bedroom 1 and this room is open to the kitchen.

### Kitchen

Laminate flooring, radiator, down lights, units above & below, under cabinet lighting, oak work surfaces, tile splash backs, inset ceramic sink with mixer tap, built-in oven, electric hob & stainless steel extractor hood, integrated fridge-freezer and a breakfast bar with space for stools.

### Bedroom 1

2.98 x 2.81

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

### Bedroom 2

3.06 x 2.21

Fitted carpet, UPVC double glazed window to the side aspect, down lights and a vertical radiator.

### Bedroom 3

2.28 x 2.24

Fitted carpet, UPVC double glazed window to the side aspect, down lights and a vertical radiator.

### Outside

A shingled frontage, fully enclosed by panel fencing, features a pathway leading to the main entrance door. To the side, shared vehicular access provides entry to two off-road parking spaces.

The west-facing rear garden is designed for low maintenance, offering an artificial lawn, a patio seating area, and outdoor lighting. It is fully enclosed by panel fencing with gated access to the rear parking spaces.

### 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

