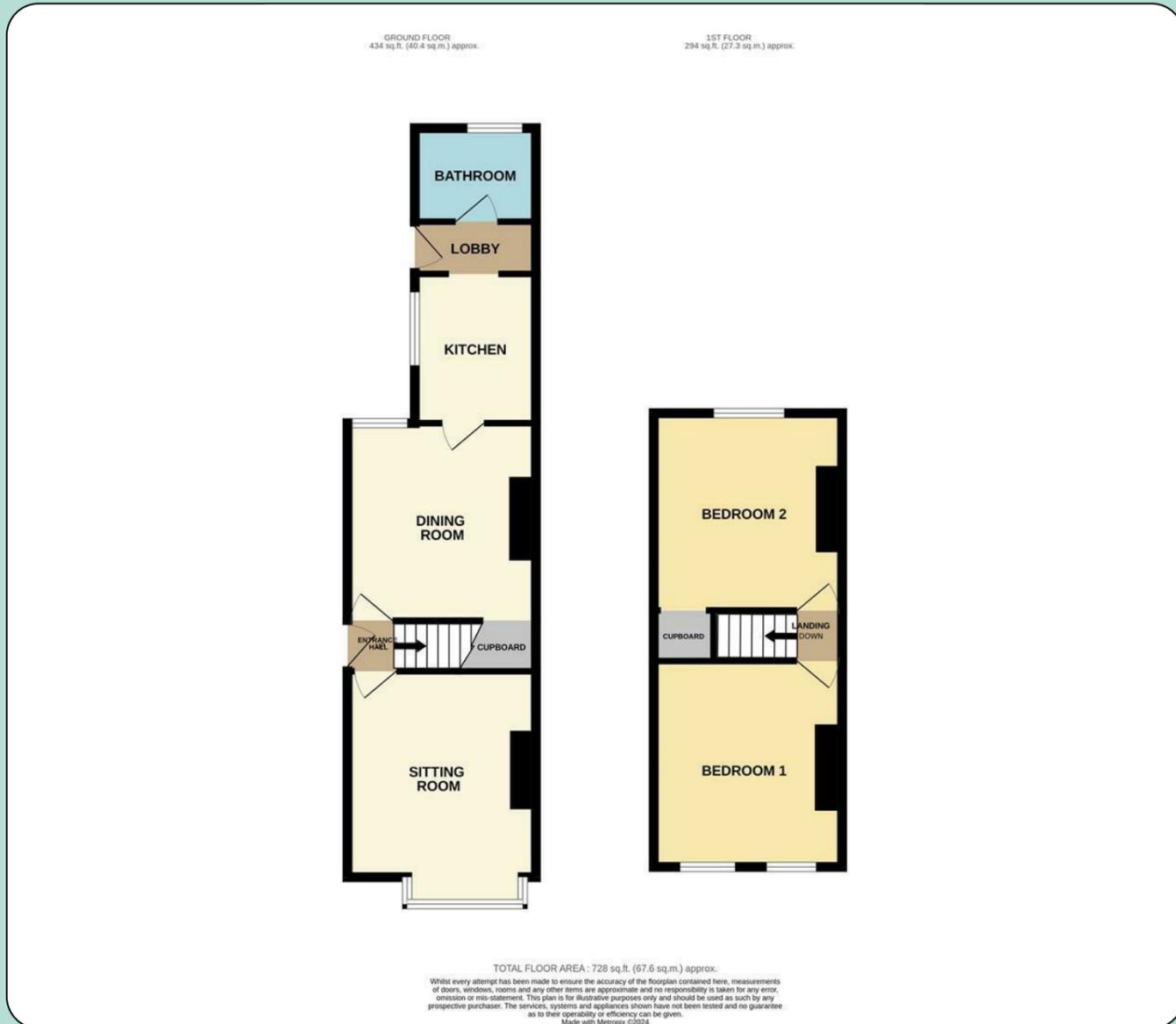


Tenure: Freehold  
 Council Tax Band: A  
 EPC Rating: E  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	54	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**£180,000**  
 Guide Price



**Clarkson Road**  
 Oulton Broad, NR32 3NX

- Sizeable bay fronted home
- 2 Spacious double bedrooms
- Popular Oulton Broad location
- Chain free
- Modern décor throughout
- Recently updated heating system and electrics
- Recently fitted kitchen and bathroom
- Close to local amenities, shops & schools
- Full enclosed rear garden
- Built-in storage solutions



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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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### Location

This spacious 2 bedroom end terrace is situated in 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!

### Sitting Room

4.26m into bay x 3.44m

UPVC double glazed bay window to the front aspect, carpet flooring throughout, radiator, cupboard housing the consumer unit and door opening to the entrance hall.

### Entrance Hall

UPVC double glazed door to the side aspect, laminate flooring leading up to carpeted stairs to the first floor landing and door opening to the dining room.

### Dining Room

3.61m x 3.59m

UPVC double glazed window to the rear aspect, laminate flooring throughout, radiator, down lights, under-stair storage cupboard and a door to the kitchen.

### Kitchen

2.73m x 2.12m

UPVC double glazed window to the side aspect, laminate flooring throughout, radiator, down lights, units above and below, laminate work surfaces, composite sink with drainer & mixer tap, stainless steel extractor fan, 4 ring gas hob, integrated oven, space for a washing machine, fridge and freezer and an opening to the lobby.

### Rear Lobby

A small step down to the lobby, featuring a UPVC double glazed door to the side aspect opening into the garden, laminate flooring throughout, wall mounted gas combi boiler, space for a washing machine and a door opening to bathroom.

### Bathroom

1.71m x 2.12m

UPVC double glazed obscure window to the rear aspect, laminate flooring throughout, down lights, part tile walls, toilet, pedestal hand wash basin with mixer tap, radiator, aqua board wall panels and a panelled bath with mains fed set shower above.

### Stairs leading to the First Floor Landing

Carpet flooring throughout, down lights, loft hatch and doors opening to bedrooms 1 and 2.

### Bedroom 1

3.46m x 4.12m

x2 UPVC double glazed windows to the front aspect, down lights, carpet flooring throughout and a radiator.

### Bedroom 2

3.62m x 4.12m

UPVC double glazed window to the rear aspect, down lights, carpet flooring throughout, radiator and doorway opening to a built in cupboard.

### Outside

A low-maintenance shingle garden sits to the front, enclosed by a level brick wall. A shared alleyway with the neighbouring property provides access to the main entrance door, as well as a timber gate leading to the rear garden.

To the rear, a concrete pathway leads to a fully enclosed lawned garden, offering a pleasant outdoor space. A concrete pad accommodates a timber garden shed, with additional room for a table and chairs if desired. A coal bunker is also situated within the garden, providing practical storage.

### Agent Note

The property has had all the walls fully insulated internally.

### 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.

