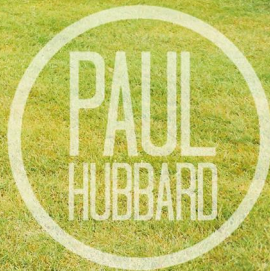


Tenure: Leasehold
 EPC Rating: D
 Local Authority: East Suffolk Council

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

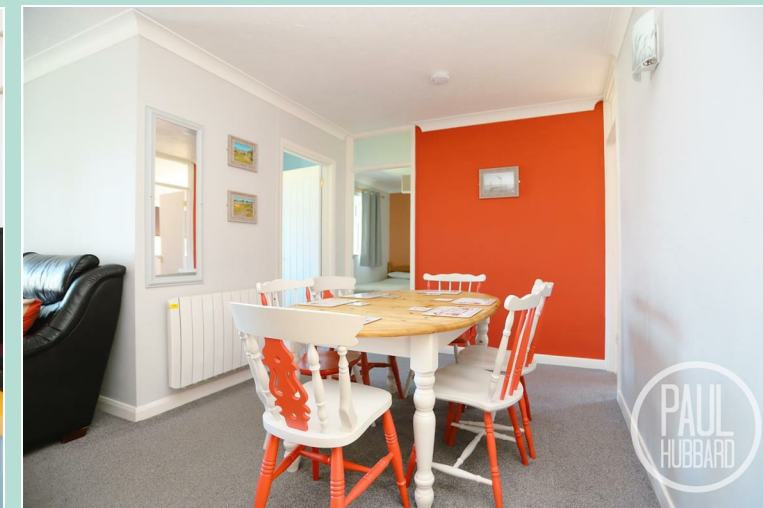
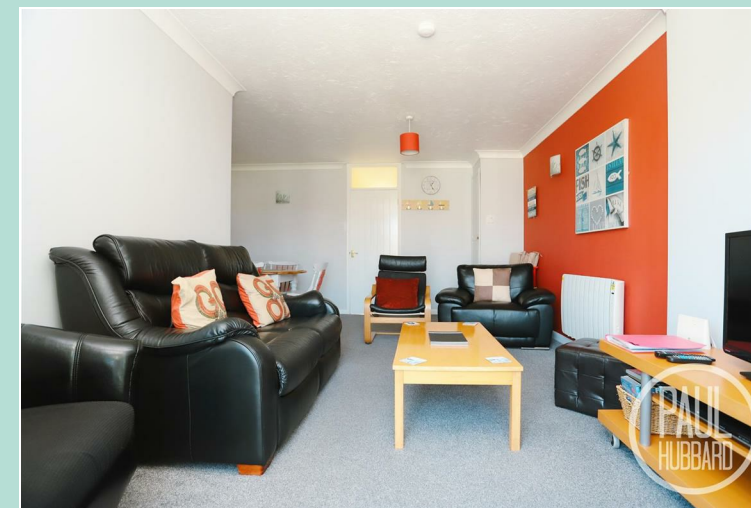
£90,000
 Asking Price



GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency and the goods made and designed in 2022.



Marsh Road
 Lowestoft, NR33 9JY

- Situated within the established Broadlands Holiday Park
- Highly convenient location in Oulton Broad
- Walking distance to Broadlands Moss & Co pub, Oulton Broad marina & Normanston Park
- 3 separate bedrooms
- Spacious reception area

- Easy access to Oulton Broad train station
- Direct rail links towards Beccles and surrounding areas
- On-site holiday park amenities including swimming pool
- Laundry facilities available within the park
- Well-suited base for exploring the Suffolk Broads and coastline



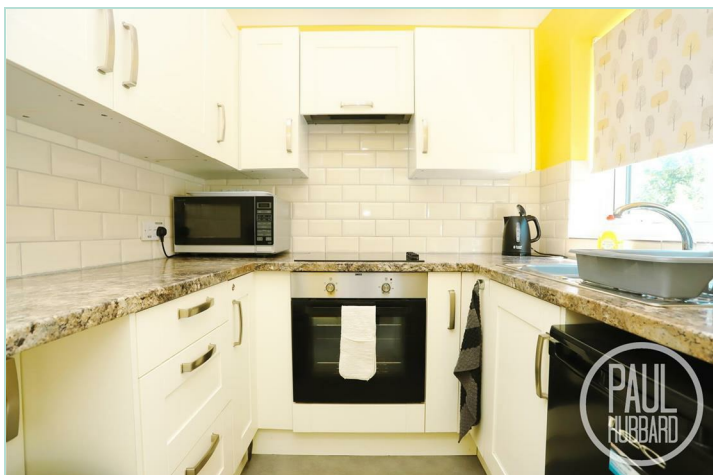
Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

Contact Us
 www.paulhubbardonline.com
 01502 531218
 info@paulhubbardonline.com

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 - Oulton Broad

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!

Summary

**** CHAIN FREE **** A stunning and well-presented three-bedroom holiday chalet situated on a sought-after park offering excellent on-site amenities including a swimming pool, this chain-free property enjoys a superb location just moments from the marina, Nicholas Everitt Park, and the popular Broadlands Moss & Co restaurant. Offering spacious and versatile accommodation throughout, the chalet features a bright lounge/diner with seamless access to a private raised decking area ideal for indoor-outdoor living, a well-equipped kitchen, modern bathroom, and three comfortable bedrooms, making it an ideal holiday retreat in a prime coastal setting.

Lounge/ Diner

5.45 max x 5.46 max
UPVC sliding doors open from the front aspect into the lounge, recessed door mat leads to fitted carpet, ample space for seating, perfect for indoor/ outdoor style living. With a built-in storage cupboard (housing the water cylinder), x2 electric radiators, space for a large dining table and doors opening to the lobby and x3 bedrooms.

Lobby

Vinyl flooring, a door opens to the bathroom, an opening leads through to the kitchen and a UPVC door opens to the rear, providing a fire exit.

Kitchen

2.03 x 1.87
Vinyl flooring, UPVC double glazed window to the rear aspect, units above & below, laminate work surfaces, tile splash backs. inset stainless steel sink & drainer with mixer tap, extractor fan, built-in oven, ceramic hob, extractor hood and space for a fridge.

Bathroom

2.03 x 1.65
Vinyl flooring, UPVC double glazed obscure window to the rear aspect, extractor fan, toilet, pedestal wash basin with hot & cold taps, panelled bath with hot & cold taps & an electric shower set above, tiled walls and a wall heater.

Bedroom 1

4.05 max x 2.86 max
Fitted carpet, UPVC double glazed window to the rear aspect and an electric radiator.

Bedroom 2

3.18 x 2.89
Fitted carpet, UPVC double glazed window to the front aspect and an electric radiator.

Bedroom 3

2.53 max x 2.47 max
Fitted carpet, UPVC double glazed window to the front aspect and an electric radiator.

Outside

The front of the property offers a communal lawn with

a sheltered seating area, providing a pleasant outdoor space with a welcoming outlook. A nice feature is the fully enclosed, raised decking area, ideal for seating and outdoor relaxation, which benefits from UPVC sliding doors opening directly into the lounge/diner, creating a seamless indoor-outdoor flow.

To the rear, a pathway leads to the entrance door, complemented by shingle borders and established mature shrubs, creating a well-maintained and attractive approach.

