



Set in the HEART OF OULTON BROAD this mid terrace home is well presented throughout...

Property comprises an entrance hallway, lounge, dining room opening into kitchen & rear lobby. 3 SEPARATE bedrooms & good size bathroom. uPVC double glazing & GCH with combi boiler. Well maintained rear garden with enclosed patio.

* ONE TO VIEW *

Hall Road
Oulton Broad, Lowestoft, Suffolk
£145,000

HALLWAY

Through the front door you enter this terrace home... With doors to both receptions and stairs to the first floor, the hallway features fitted carpet, radiator, electric meter and consumer unit in situ.

LOUNGE

9' 11" x 13' 5" (3.04m x 4.09m extending to 5.00m into bay)
Well presented reception room overlooks the front of the home through the uPVC double glazed bay window and features fitted carpet, radiator, TV, power points and a feature fireplace with wooden mantle.

DINING ROOM

13' 3" x 10' 4" (4.06m x 3.17m)

Good size second reception lends itself to be the dining room and features laminate flooring, radiator, TV, power points, uPVC double glazed door out to the rear garden and large opening into the...

KITCHEN

12' 0" x 8' 2" (3.68m x 2.49m)

Ample wall and base units with worktop, inset sink / drainer, under counter lighting, extractor fan and space / plumbing for your chosen appliances. Laminate flooring, uPVC double glazed window, power points and the gas central heating / domestic hot water combination boiler in situ. Door into the...

REAR LOBBY

Rear lobby doubles up as the utility room and features tiled flooring and space / plumbing for your chosen appliances.

BATHROOM 8' 0" x 7' 9" (2.44m x 2.37m)

White suite comprises a low level WC, pedestal basin and a panelled bath with mains shower and screen. Tiled top to toe the bathroom has tiled flooring, opaque uPVC double glazed window, heated towel rail and shaver point.

FIRST FLOOR - LANDING

Carpeted stairs to the first floor with doors to all bedrooms and loft access in situ.

BEDROOM 1 13' 4" x 11' 1" (4.08m x 3.40m)

Good size double bedroom overlooks the front of the home and features fitted carpet, uPVC double glazed window, radiator and power points. Handy over stair cupboard offers storage.

BEDROOM 2 10' 2" x 9' 10" (3.11m x 3.00m)

Laminate flooring, uPVC double glazed window, radiator and power points.

BEDROOM 3 11' 9" x 7' 8" (3.60m x 2.36m)

Last but by no means least this bedroom has laminate flooring, uPVC double glazed window, radiator and power points.

OUTSIDE

Paved courtyard leads to a beautifully presented and maintained manicured garden. Enclosed patio has steps up through the pergola and onto the laid to lawn rear garden with pedestrian path which leads to the timber shed which has light and power. Outside ambient lighting, water tap and pedestrian gate leads to the rear access.



GROUND FLOOR
APPROX. FLOOR
AREA 523 SQ. FT.
(48.6 SQ. M.)

HALL ROAD, OULTON BROAD, LOWESTOFT
TOTAL APPROX. FLOOR AREA 950 SQ. FT. (88.2 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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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Services

Gas Central Heating
Mains Drainage

Local Authority
Waveney District Council

Tax - Band B

EPC Rating: D

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