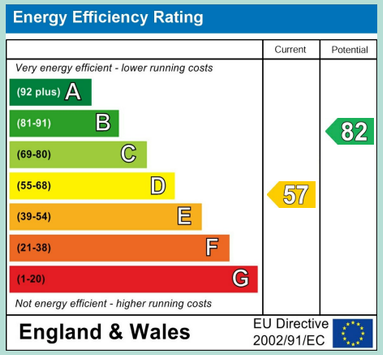
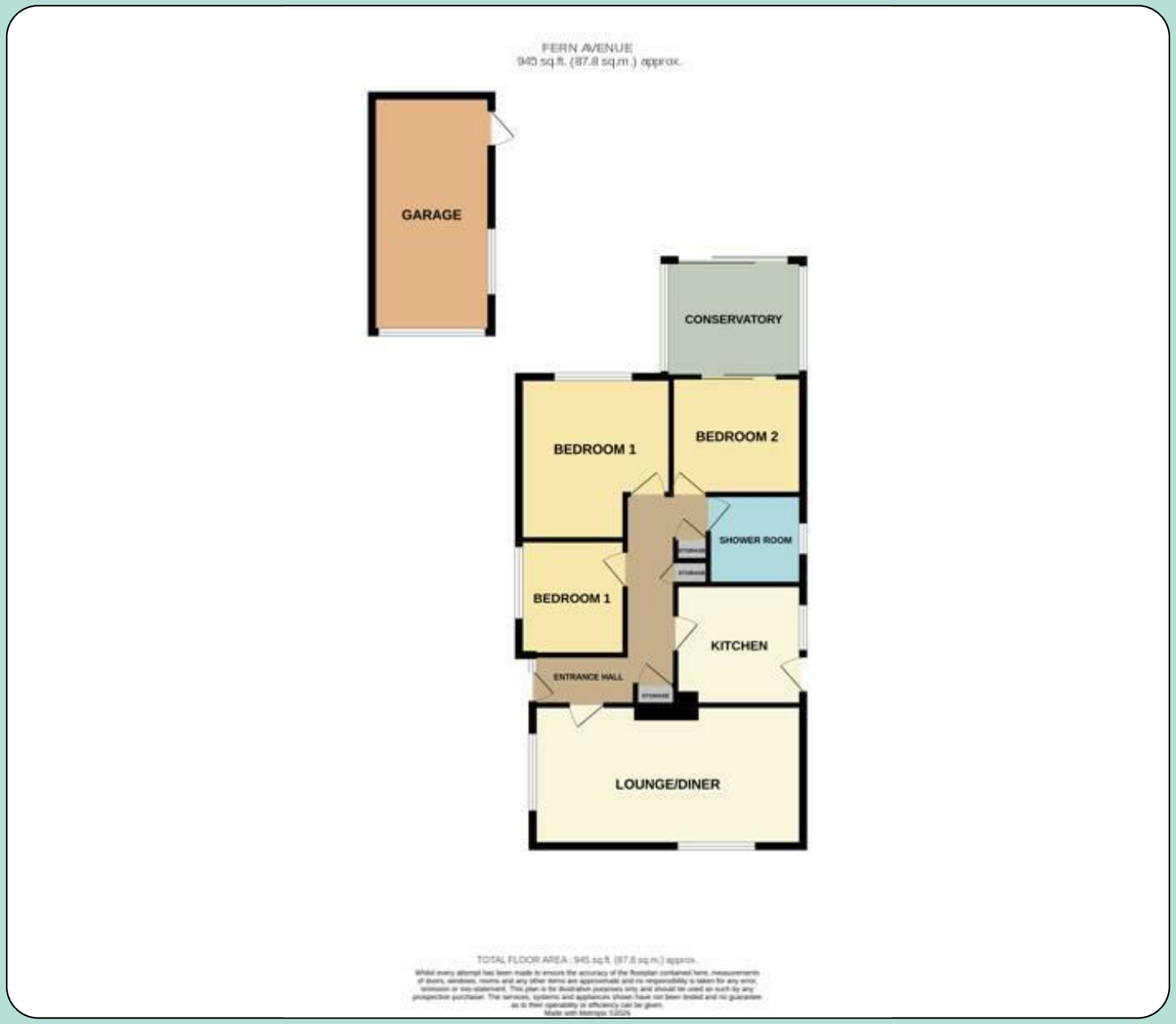
Tenure: Freehold
Council Tax Band: C
EPC Rating: D TBC
Local Authority: East Suffolk Council




**Paul Hubbard Estate Agents**
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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








# Fern Avenue

Oulton Broad, NR32 3JF

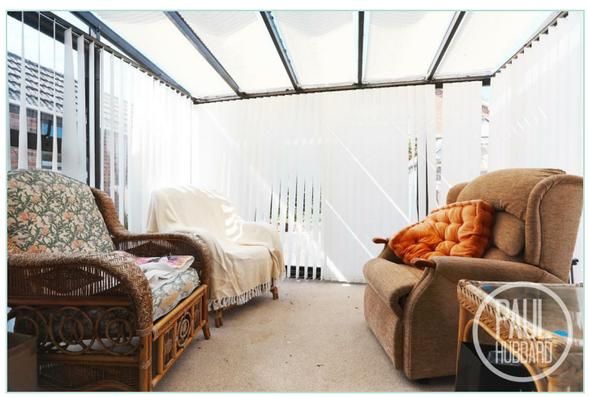
- Chain free
- Popular Oulton broad location
- Detached bungalow situated in a cul de sac
- 3 Separate bedrooms
- Sizeable lounge/diner
- Seperate brick built garage
- West facing rear garden
- Off road parking for multiple vehicles
- Offering a great opportunities to put your own stamp on it
- Close to local amenities

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## Location
This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

## Entrance Hall
UPVC double glazed window and entrance door to the side aspect, exposed original parquet flooring throughout, dado rail, loft hatch, a radiator and doors opening to all internal rooms and x3 built in storage cupboards.

## Lounge/ Diner
6.06 x 3.17
UPVC double glazed windows to the front and side aspects, carpet flooring throughout and x2 radiators.

## Kitchen
2.86 x 2.71
UPVC double glazed window and door to the side aspect, tile flooring throughout, part tile walls, a floor standing oil boiler, units above and below, laminate work surfaces, stainless steel sink with drainer, and space for appliances including an oven, fridge freezer, and washing machine.

## Shower Room
2.02 x 2.0
UPVC double glazed window to the side aspect, LVT flooring throughout, a radiator, a toilet, pedestal hand wash basin and an electric shower enclosed within a glass and tiled cubicle.

## Bedroom 1
3.65 max x 3.35 max
UPVC double glazed window to the rear aspect, carpet flooring throughout, and a radiator

## Bedroom 2
3.01 x 2.94
UPVC double glazed sliding door to the rear aspect opening into the conservatory, a radiator and carpet flooring throughout.

## Bedroom 3
2.78 x 2.39
UPVC double glazed window to the side aspect, carpet flooring throughout and a radiator.

## Conservatory
3.10 x 2.62
Sliding door to the rear aspect opening into the garden with window surround and carpet flooring throughout.

## Outside
To the front of the property, there is a generously sized shingle garden bordered by established shrubs and complemented by an attractive patio feature. A brick-weave driveway runs along the side, leading to a storm porch, the garage, and a timber gate providing access to the rear garden.

At the rear, a brick-weave pathway leads to a west-facing patio garden, complete with a greenhouse and offering further access to the garage.

## Garage
5.32 x 2.71
A separate brick built garage with up and over door to the front aspect, window and timber door to the side aspect, light and power inside.

## 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.

## Buyer AML - £42 inc VAT
Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.





