

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£120,000
 Asking Price



Dell Road
 Lowestoft, NR33 9NT

- End terrace bungalow
- 1 double bedroom
- Well presented throughout
- Spacious lounge/ diner
- Modern kitchen & bathroom
- Gas central heating with combi boiler
- Allocated off road parking space
- Communal gardens
- UPVC double glazing
- In sought after Oulton Broad location

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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





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!

Entrance Hall

UPVC entrance door to the front aspect, storage cupboard with double doors (housing the consumer unit) laminate flooring and doors opening to the lounge/ diner & shower room.

Shower Room

2.48 x 1.50
Vinyl flooring, spotlights, extractor fan, heated towel rail, aqua board wall panels, toilet with hidden cistern, wash basin with a mixer tap set into a vanity unit and a walk-in mains-fed shower with a handheld & rainfall head.

Lounge/ Diner

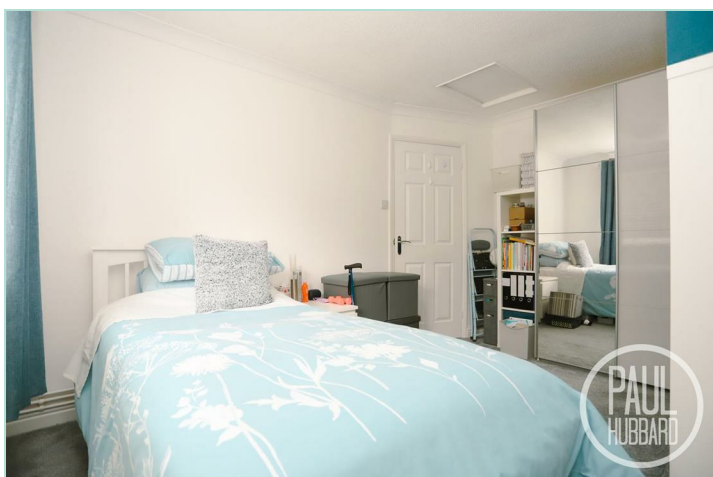
4.79 max x 3.57 max
Laminate flooring, UPVC double glazed window to the front aspect, radiator and doors opening to the kitchen & bedroom.

Kitchen

2.67 x 2.37
Laminate flooring, built-in storage cupboard (housing the gas combi boiler), units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, built-in oven & microwave, ceramic hob & extractor hood, space for a washing machine & fridge-freeze and a UPVC double glazed window & door to the rear aspect.

Bedroom

3.90 max x 2.76 max
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.



Outside

The property features a lawned frontage with a pathway leading to the main entrance door. There is an allocated on-road parking space for one vehicle, with additional unrestricted guest parking available nearby.

To the rear, steps lead down to a well-maintained communal garden which is mainly laid to lawn and includes a patio area with space for seating and a washing line. The garden also features mature trees along the rear boundary.

Lease information

Lease term of 158 years from December 2005, with approximately 136 years remaining.
Annual service charge is £2,275, and ground rent is £10 per annum.

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. Call or email in today to arrange your free, no obligation quote.

