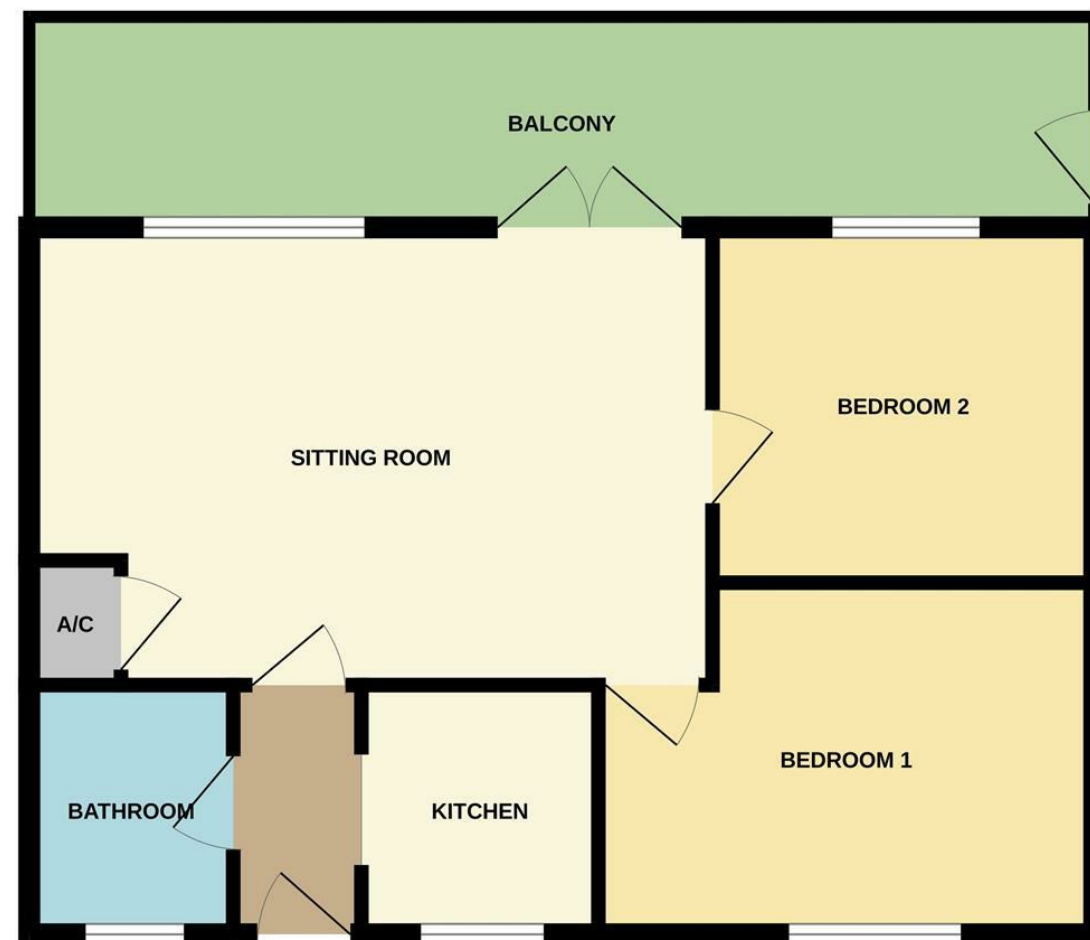


Tenure: Leasehold
Council Tax Band: A
EPC Rating: D
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA: 540 sq.ft. (50.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
Made with Metropix ©2025

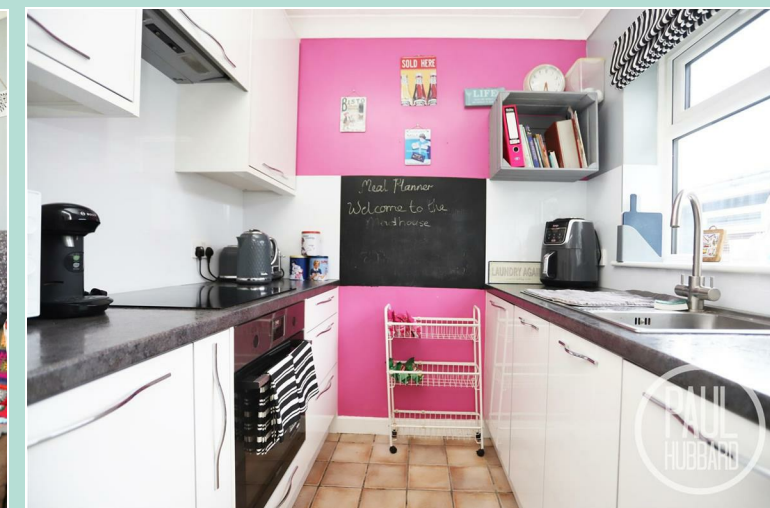
Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

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



£70,000
Asking Price



Marsh Road Oulton Broad, NR33 9JY

- Holiday home set on a sought after park
- Option to be occupied 12 months a year
- In the heart of Oulton broad
- Use of on site amenities including the swimming pool & laundrette
- Moments walk away from the broads & moss and co restaurant
- 2 double bedrooms
- Modern kitchen & bathroom
- Outdoor sheltered decking
- Communal grounds
- Fantastic transport links

e - info@paulhubbardonline.com

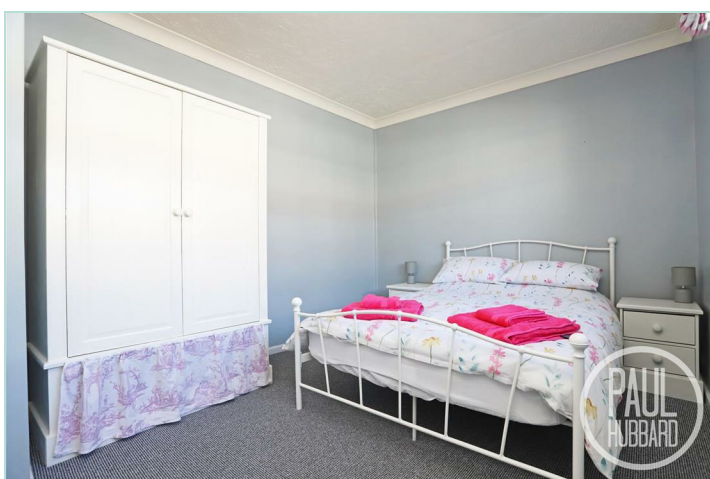
t - 01502 531218

**PAUL
HUBBARD**



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!



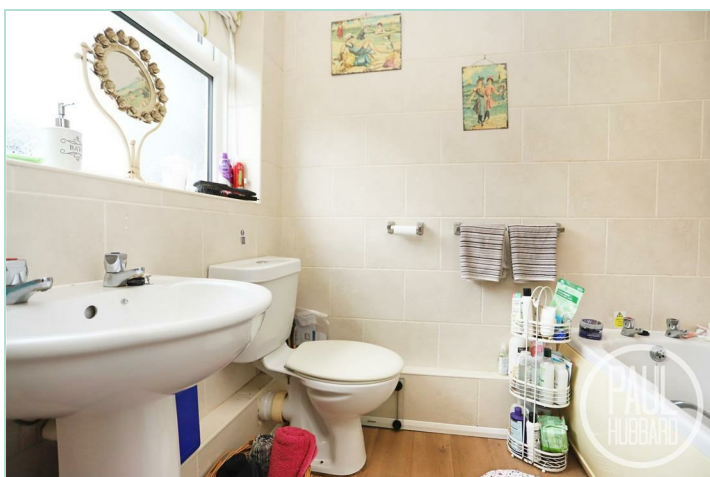
Lounge/Diner

5.57 x 3.97

UPVC double glazed window & French doors open to the front aspect, LVT flooring, electric radiator, built-in storage cupboard and doors opening to the inner lobby & bedrooms 1-2.

Inner lobby

Tile flooring, space for a fridge freezer or a door opening to the rear, loft access, an opening leads through to the kitchen and a door opens to the bathroom.



Bathroom

2.04 x 1.66

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

Kitchen

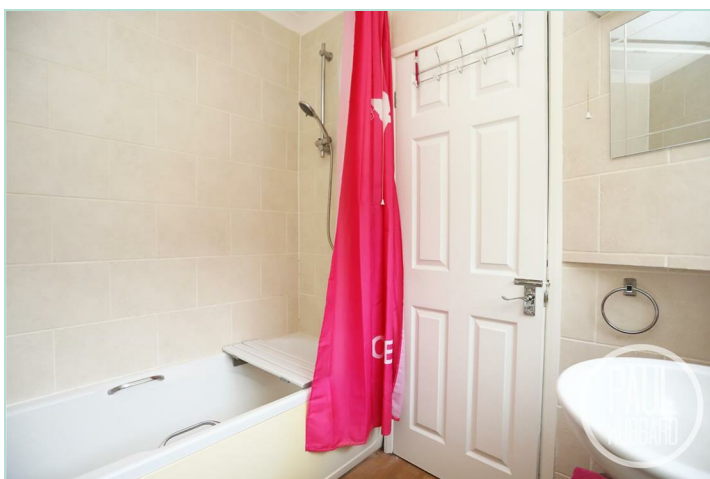
2.04 x 1.93

Tile flooring, UPVC double glazed window to the rear aspect, extractor fan, units above & below, laminate surfaces, inset stainless steel sink & drainer with mixer tap, built-in oven, ceramic hob & extractor fan, integrated washer/dryer, glass splash backs and an extractor fan.

Bedroom 1

4.05 x 2.87

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



Bedroom 2

3.12 x 2.90

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

Outside

A paved area with a convenient storage unit leads to a gated entrance, opening onto a fully enclosed, sheltered decking area. Double doors provide direct access to the lounge/diner, creating a seamless indoor-outdoor living space.

Lease information

Lease length is 116 years

Ground rent is £5400pa

Service charge is £1780 pa

Agent Note

12-month residency available however a secondary address must be provided.

