



| 3 Separate Bedrooms | Sought After Oulton Broad Setting | Spacious Accommodation | Gas Fired Central Heating | Updating & Modernisation Required
| Rare Opportunity | Energy Rating: D

Property ID 250686

Freehold

Asking Price £129,995 (Freehold)

38 Hall Road, North Oulton Broad, Lowestoft, Suffolk, NR32 3NL

A spacious, older style, terrace residence pleasantly situated in this popular & sought after North Oulton Broad locality - being within a short walk of all local amenities including Oulton Broad itself offered with sealed unit double glazing & gas fired central heating. The spacious living accommodation includes a through lounge/diner, kitchen, ground floor bathroom & 3 separate first floor bedrooms; together with a fully enclosed, long, lawned rear garden. Updating & modernisation is required, however with a competitive asking price and properties like this rarely becoming available in such a popular area. An early viewing is highly recommended.

Lobby - Through Lounge/Diner - Kitchen - Bathroom - Landing - 3 Separate Bedrooms - Enclosed Rear Garden

A sealed unit double glazed entrance door to:

ENTRANCE LOBBY

THROUGH LOUNGE/DINER 26'8 (8.13m) x 13'8 (4.17m) maximum

With exposed timber floor boards, sealed unit double glazed bay window, natural brick floor-to-ceiling chimney breasts with display plinths to either side, open tread staircase to the first floor, radiator.

KITCHEN 11'6 (3.51m) x 8'4 (2.54m)

With a single drainer sink unit H&C mixer tap, cupboards beneath, work surfaces to either side with cupboards/drawers/recess, 2 further work surfaces with cupboards & drawers, wall mounted cabinets, fitted extractor hood, ceramic wall tiling, ceramic floor tiling, radiator, gas cooker point, sealed unit double glazed window & door, gas fired boiler for domestic hot water & central heating.

REAR LOBBY

With vinyl floor.

SHOWER ROOM

With a double width shower cubicle, low level WC, wash basin H&C, plumbing for washing machine, vertical radiator/towel rail, sealed unit double glazed window.

FULL LANDING

With radiator.

BEDROOM 1 11' (3.35m) x 11'3 (3.43m) + wardrobe depth

With carpet, radiator, sealed unit double glazed window with elevated view, fitted wardrobe/cupboards.

BEDROOM 2 10'4 (3.15m) x 9'3 (2.82m)

With a sealed unit double glazed window, radiator, power points.

BEDROOM 3 11'6 (3.51m) x 7'2 (2.18m) + alcove

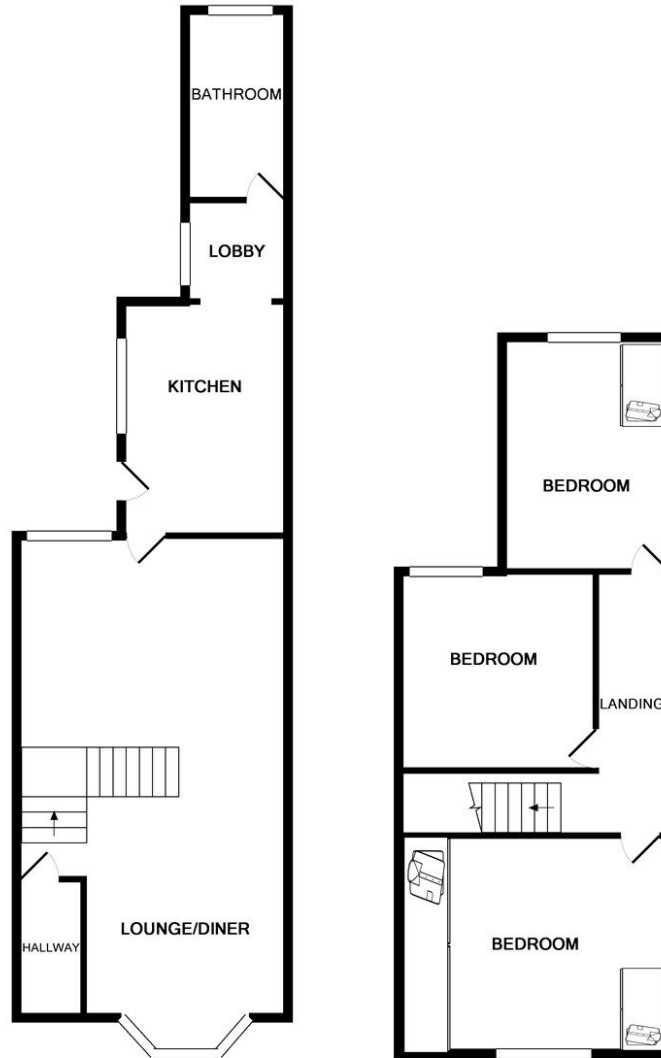
With a sealed unit double glazed window, radiator, built in alcove cupboard.

OUTSIDE

To the front: there is a good size lawned front garden with borders, path extending to the front door.

To the rear: there is a long enclosed rear garden with paved patio area, lawn, privet hedge screen, borders, shrubs, flowers, path extends to a timber garden shed. Gate opening to rear pedestrian right of access.





GROUND FLOOR
APPROX. FLOOR
AREA 517 SQ.FT.
(48.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 433 SQ.FT.
(40.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 949 SQ.FT. (88.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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