

£300,000  
Asking Price



## Cotmer Road

Lowestoft, NR33 9PN

- Three-bedroom Victorian mid-terraced house
- Bay fronted sitting room
- Accommodation arranged over three floors
- Ground-floor washroom and family bathroom
- Fitted kitchen with adjoining lean-to
- Well presented throughout
- Private south-west facing rear garden
- Off-road parking
- Sought-after Oulton Broad South location
- Close to local shops, amenities and the Broads

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### 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 Porch

1.02m x 0.94m

Entrance door to the front aspect, vinyl flooring throughout and a door opening to the hallway.



### Hallway

Vinyl flooring throughout, a radiator, stairs leading to the first floor landing, original features throughout and doors opening to a storage cupboard, lounge/diner and the kitchen.

### Lounge/ Diner

7.10m x 3.45m

UPVC double glazed bay window to the front aspect, vinyl flooring throughout, x2 radiators, feature fireplace, serving hatch and French doors opening to the lean to.



### Lean To

3.16m x 2.19m

Window to the rear aspect, tiled flooring throughout and a door opening to the rear garden.

### Kitchen

3.33m x 2.87m

Dual aspect UPVC double glazed windows, vinyl flooring throughout, units above and below, laminate work surfaces, sink with drainer, space for a fridge/freezer, oven & a dishwasher, a wall mounted gas boiler, a radiator and a door opening to the rear lobby.

### Rear Lobby

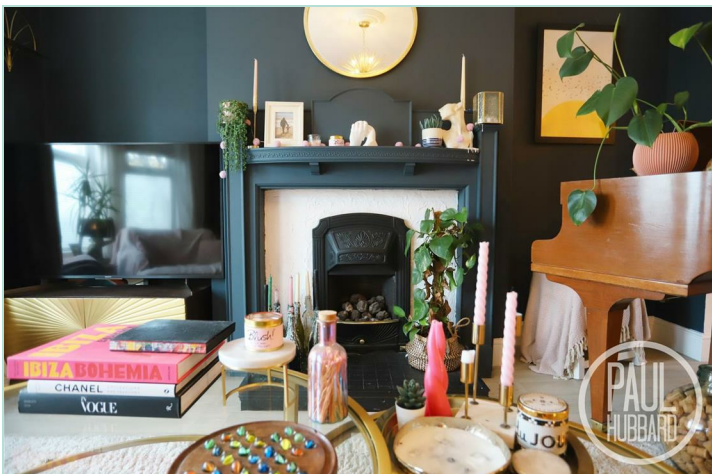
1.88m x 0.86m

Vinyl flooring throughout and doors opening to the washroom and to the rear garden.

### Washroom

2.03m x 1.57m

Dual aspect UPVC double glazed obscure windows, tiled flooring throughout, base units, inset sink, a toilet and space for a washing machine.





### Stairs leading to the First Floor Landing

UPVC double glazed window to the rear aspect, carpet flooring throughout, stairs leading to the second floor landing and doors opening to the bathroom and bedrooms 1-2.

### Bathroom

2.72m x 1.79m

UPVC double glazed obscure window to the front aspect, vinyl flooring throughout, bath with overhead shower, pedestal wash basin, a toilet and a heated towel rail.

### Bedroom 1

4.77m x 3.04m

UPVC double glazed bay window to the front aspect, carpet flooring throughout and a radiator.

### Bedroom 2

3.80m x 3.51m

UPVC double glazed window to the rear aspect, original wood flooring throughout and a radiator.

### Stairs leading to the Second Floor Landing

Sky light, carpet flooring throughout and doors opening to bedrooms 3, eaves storage and a storage cupboard.



### Bedroom 3

4.95m x 4.42m max

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and built in storage.



### Outside

The property benefits from a driveway providing off-road parking, with a tiled pathway leading to the main entrance door. The frontage is attractively landscaped with a variety of plants, trees, and shrubs, creating a welcoming and well-maintained first impression.

The property boasts a private, south-west facing garden, predominantly laid to lawn and ideal for enjoying afternoon and evening sun. A stone patio area provides an excellent space for outdoor seating and entertaining, while brick boundary walls offer a sense of enclosure and privacy. The garden is further enhanced with a variety of plants, trees, and shrubs, creating a peaceful outdoor retreat. Additional features include a summer house and gated rear access, offering both practicality and convenience.

### Financial services

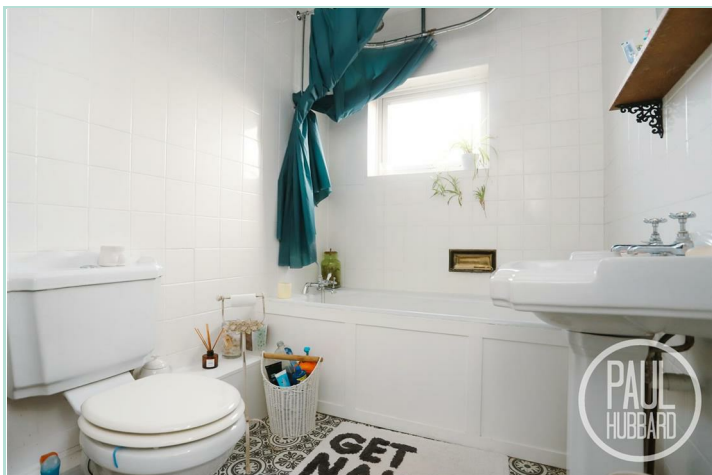








If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators.





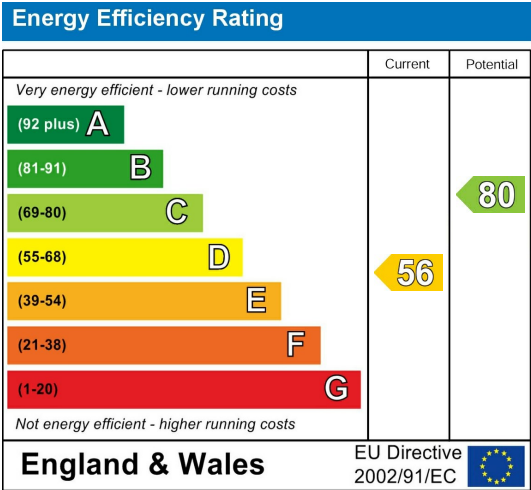








Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating: D  
 Local Authority: East Suffolk Council



COTMER ROAD, OULTON BROAD, LOWESTOFT

TOTAL FLOOR AREA : 1386 sq.ft. (128.7 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.

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