# 7 Crompton Road

, Lowestoft, NR33 9NG

**Asking Price £210,000**

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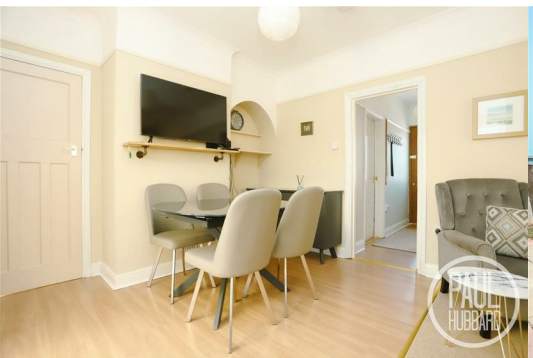
Situated in a convenient location on Compton Road, this well-presented chain-free semi-detached bungalow offers two double bedrooms and generous living accommodation throughout. The property features an open-plan lounge/diner with French doors leading into a useful conservatory, a fitted kitchen and shower room, while further benefits include gas central heating with a combi boiler and UPVC double glazing throughout. Externally, there is a generous paved frontage providing off-road parking for multiple vehicles, together with a fully enclosed and private rear garden featuring a lawn, large patio area, mature shrubs and timber storage shed. Ideally positioned close to local amenities, shops and schools, with excellent transport links nearby, this property would make an ideal home for a variety of buyers.



## Location - Oulton Broad

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

Entrance door to the front aspect, laminate flooring, radiator, loft access hatch, consumer unit and doors opening to the bedrooms & lounge/ diner.

## Bedroom 1 13'0" max into bay x 9'11" (3.97 max into bay x 3.03)

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

## Bedroom 2 10'11" x 9'10" (3.35 x 3.00)

Laminate flooring, UPVC double glazed window to the front aspect and a radiator.

## Lounge/ Diner 18'11" x 11'6" (5.79 x 3.51)

Laminate flooring & fitted carpet, x3 radiators, doors opening to the shower room & kitchen and French doors open into the conservatory.

## Kitchen 11'6" x 4'11" (3.51 x 1.51)

Vinyl flooring, radiator, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built-in oven, ceramic hob & extractor hood, gas combi boiler, space for a fridge and a UPVC door & window to the rear aspect.

## Shower Room 8'4" x 5'9" (2.55 x 1.76)

Fitted carpet & tile flooring, UPVC double glazed obscure window to the rear aspect, spotlights, radiator, toilet, pedestal wash basin with mixer tap, mains-fed shower set into a cubicle enclosure with aqua board wall panels.

## Conservatory 11'6" x 10'9" (3.53 x 3.30)

Tile flooring, dual aspect UPVC double glazed windows, radiator, units above & below, laminate work surface, space for a washing machine & fridge, and UPVC French doors open to the rear garden.

## Outside

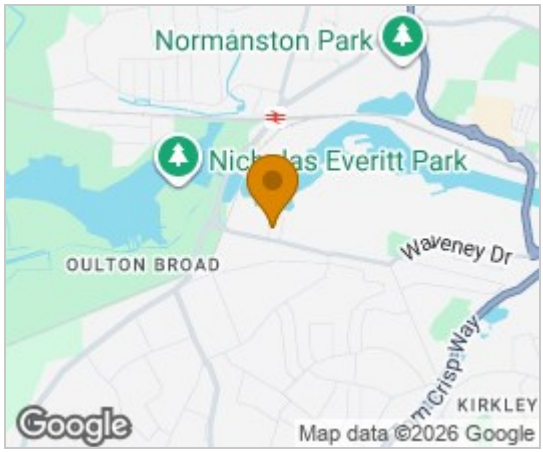
The property benefits from a generous paved frontage providing off-road parking for multiple vehicles, alongside raised flower beds ready for planting, a sheltered storm porch and gated side access to the rear.

The fully enclosed rear garden is laid mainly to lawn with a large patio area, mature shrubs and a timber storage shed. Offering a good degree of privacy, the garden is not overlooked from the rear and is enclosed by panel fencing.

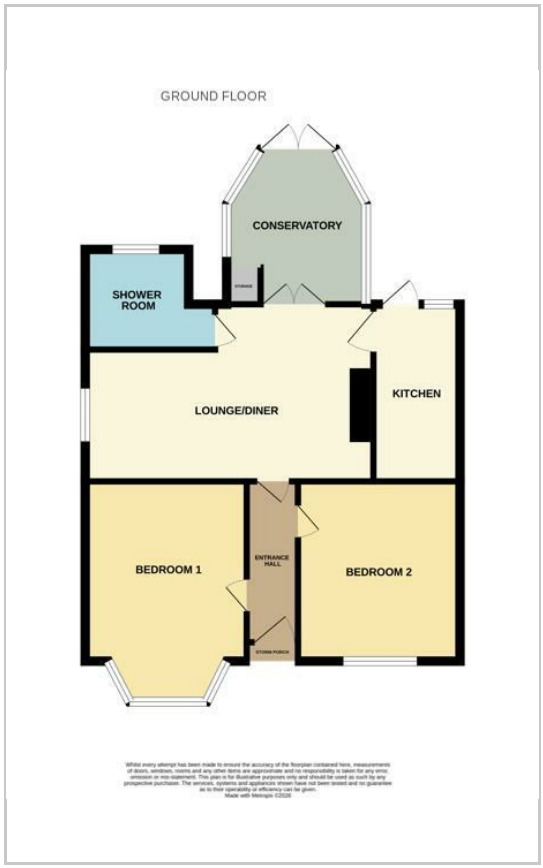
## Financial Services

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.

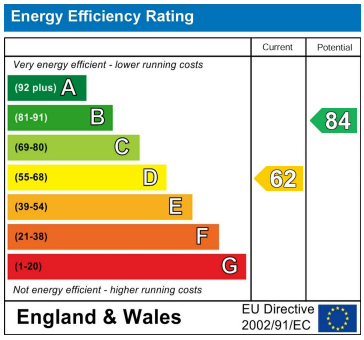
## Area Map




## Floor Plans




## Energy Efficiency Graph

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