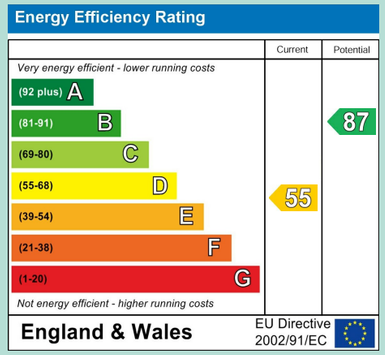
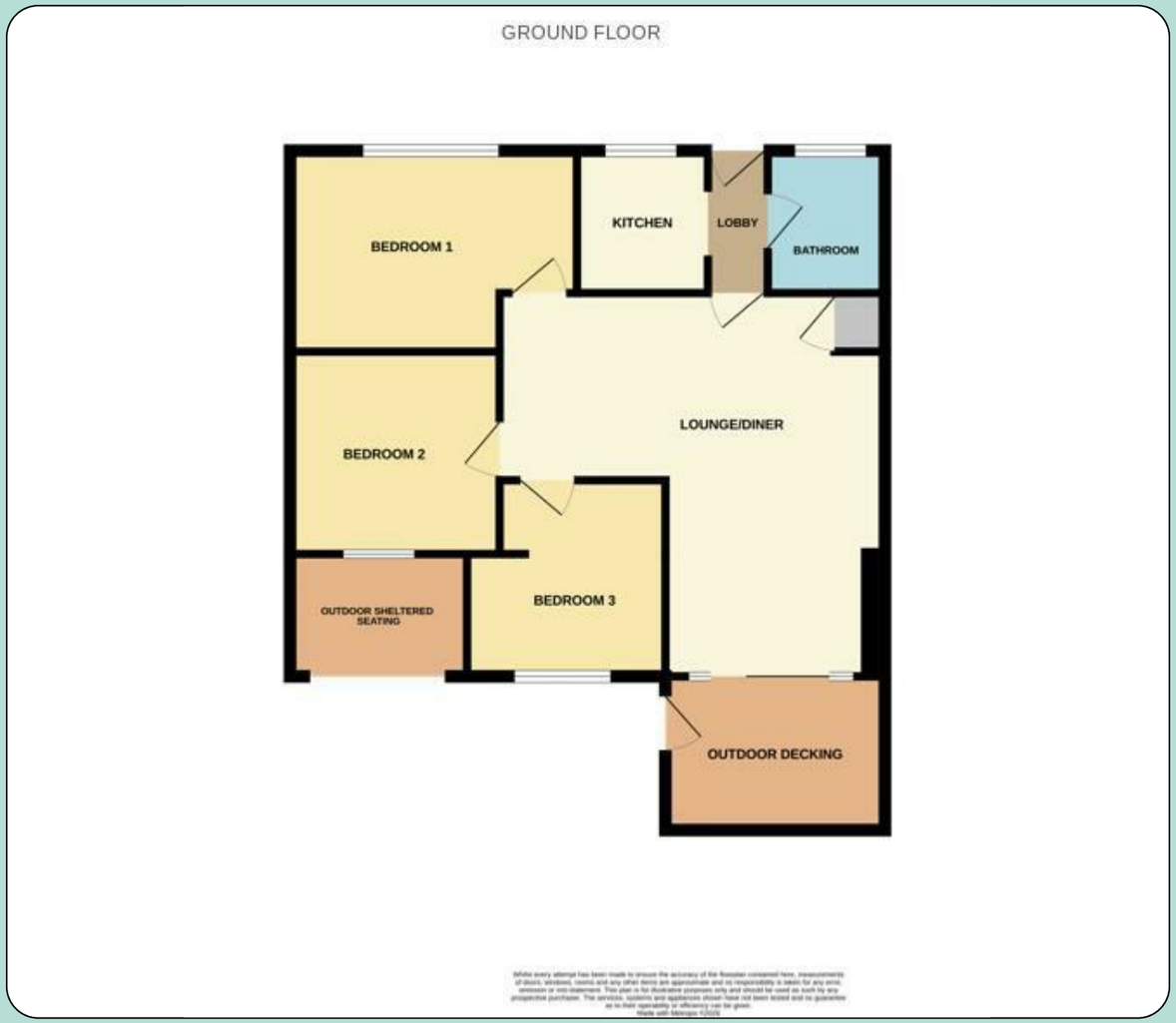
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Tenure: Leasehold
EPC Rating: D
Local Authority: East Suffolk Council











Marsh Road

Lowestoft, NR33 9JY

- Situated within the established Broadlands Holiday Park
- Highly convenient location in Oulton Broad
- Walking distance to Broadlands Moss & Co pub, Oulton Broad marina & Normanston Park
- 3 separate bedrooms
- Spacious reception area
- Easy access to Oulton Broad train station
- Direct rail links towards Beccles and surrounding areas
- On-site holiday park amenities including swimming pool
- Laundry facilities available within the park
- Well-suited base for exploring the Suffolk Broads and coastline

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Suffolk
NR33 0BB

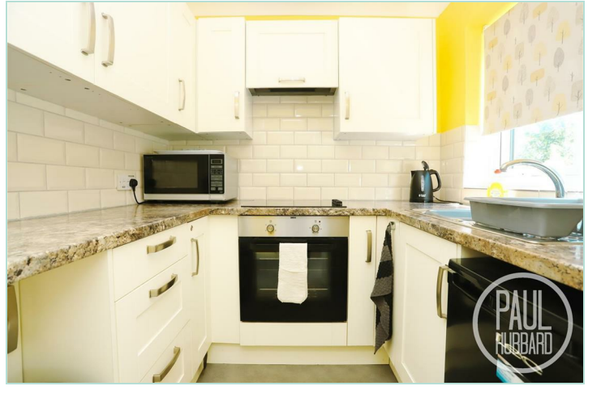
Contact Us
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements









Location - 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!

Lounge/ Diner

5.45 max x 5.46 max

UPVC sliding doors open from the front aspect into the lounge, recessed door mat leads to fitted carpet, ample space for seating, perfect for indoor/ outdoor style living. With a built-in storage cupboard (housing the water cylinder), x2 electric radiators, space for a large dining table and doors opening to the lobby and x3 bedrooms.

Lobby

Vinyl flooring, a door opens to the bathroom, an opening leads through to the kitchen and a UPVC door opens to the rear, providing a fire exit.

Kitchen

2.03 x 1.87

Vinyl flooring, UPVC double glazed window to the rear aspect, units above & below, laminate work surfaces, tile splash backs. inset stainless steel sink & drainer with mixer tap, extractor fan, built-in oven, ceramic hob, extractor hood and space for a fridge.

Bathroom

2.03 x 1.65

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

Bedroom 1

4.05 max x 2.86 max

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

Bedroom 2

3.18 x 2.89

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

Bedroom 3

2.53 max x 2.47 max

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

Outside

The front of the property offers a communal lawn with a sheltered seating area, providing a pleasant outdoor space with a welcoming outlook. A nice feature is the fully enclosed, raised decking area, ideal for seating and outdoor relaxation, which benefits from UPVC sliding doors opening directly into the lounge/diner, creating a seamless indoor–outdoor flow.

To the rear, a pathway leads to the entrance door, complemented by shingle borders and established mature shrubs, creating a well-maintained and attractive approach.

Buyer AML - £42 inc VAT

Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.

