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Broadwaters Road
Oulton Broad, Lowestoft, NR33 9HS
£250,000

Tucked away in this quiet cul-de-sac in South Oulton Broad is this DETACHED 2 bed bungalow. Situated in a DESIRABLE & convenient location, the property has EXCELLENT access to a range of amenities including doctors, shops & transport links. Ready for you to put your own stamp on, the property is offered to the market with NO ONWARD CHAIN. Accommodation comprises; entrance porch, SPACIOUS lounge, KITCHEN / BREAKFAST ROOM, lean to, 2 DOUBLE bedrooms & a wet room. uPVC DG & GCH throughout with enclosed rear garden, driveway & GARAGE.

ENTRANCE HALLWAY

Through the uPVC part double glazed door into the entrance hallway of this home... Fitted carpet, uPVC double glazed window and cupboards offering your storage solution. Door into the...

LOUNGE

17' 3" x 12' 6" (5.28m x 3.82m max)

Spacious lounge is to the front of the home and has a dual aspect through the uPVC double glazed windows... Fitted carpet, radiator, TV, power points and a gas fire in situ. Door into the inner hallway and the...

KITCHEN / BREAKFAST ROOM

13' 6" x 8' 2" (4.13m x 2.50m)

Fitted kitchen comprises a range of wall and base units with worktop, inset sink / drainer and space / plumbing for your chosen appliances. Vinyl flooring, uPVC double glazed window, radiator and power points. Door into the...

LEAN TO

9' 1" x 6' 0" (2.77m x 1.85m)

Timber framed construction with single glazed windows. Vinyl flooring and space / plumbing for your chosen appliances. Door out to the rear garden.

INNER HALLWAY

With access to both bedrooms and bathroom...

BEDROOM 1

12' 0" x 10' 7" (3.67m max x 3.25m max)

Good size double bedroom to the front of the home has fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobe housing the hot water cylinder.

BEDROOM 2

11' 3" x 8' 9" (3.43m x 2.68m)

Another double bedroom with fitted carpet, uPVC double glazed window, radiator and power points.

WET ROOM

White suite comprises a low level WC, pedestal basin and electric shower. Wet room flooring, opaque uPVC double glazed window and radiator.

OUTSIDE

Laid to lawn frontage has a range of mature plants and shrubs set into borders. Driveway provides off-road parking and gives access to the GARAGE... With vehicular up and over door, window, power and light. Personnel door to the... Mainly laid to lawn rear garden, with mature trees and shrubs set into borders. Timber shed offers your external storage solution and gated side access leads to the front of the home.

EAST SUFFOLK COUNCIL TAX – BAND C

ENERGY PERFORMANCE CERTIFICATE RATING - E



BROADWATERS ROAD, LOWESTOFT, NR33 9HS
TOTAL APPROX. FLOOR AREA 671 SQ.FT. (62.4 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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