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Clarkson Road
Oulton Broad, Lowestoft, Suffolk, NR32 3NU
£220,000

Offered FOR SALE with NO ONWARD CHAIN & in NEED of MODERNISATION; this semi-detached bungalow gives GREAT POTENTIAL & is set in the HEART of Oulton Broad...

Accommodation comprises entrance hallway, LOUNGE / DINER, kitchen, 2 DOUBLE BEDROOMS & shower room. uPVC double glazing & GCH throughout. Front & rear gardens with driveway & CARPORT.

HALLWAY

Side entrance into the home through the uPVC part double glazed door. The hallway gives access to all areas and features fitted carpet, telephone, power points & loft access with ladder; partially boarded with the gas central heating / domestic hot water combination boiler in situ (installed 2020).

LOUNGE/DINER

17' 1" x 10' 3" (5.22m x 3.13m)

This good size lounge / diner overlooks the front of the home through the uPVC double glazed window and features fitted carpet, radiator, TV and power points.

KITCHEN

9' 1" x 9' 1" (2.78m x 2.77m)

Wall and base units with worktop, inset sink / drainer and space / plumbing for your chosen appliances. Vinyl flooring, uPVC double glazed windows, power points and built-in cupboards give storage.

BEDROOM 1

14' 1" x 10' 3" (4.31m x 3.13m)

Good size double bedroom has views of the rear garden and features fitted carpet, uPVC double glazed window, radiator, TV and power points.

BEDROOM 2

10' 9" x 9' 1" (3.30m x 2.77m)

Another double has fitted carpet, uPVC double glazed window, radiator, TV and power points.

SHOWER ROOM

Suite comprises a low level WC, pedestal basin and corner cubicle with electric shower. Tiled top to toe with opaque uPVC double glazed window, radiator and extractor.

OUTSIDE

Laid to lawn gardens with driveway and carport; pedestrian access to the enclosed rear garden with patio, mature borders, apple tree and timber sheds offering your external storage solution. Outside lighting.

EAST SUFFOLK COUNCIL - TAX BAND B
ENERGY PERFORMANCE RATING - D



CLARKSON ROAD, OULTON BROAD, LOWESTOFT, NR32 3NU
TOTAL APPROX. FLOOR AREA 606 SQ.FT. (56.3 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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