



Estate Agents
Sales & Lettings
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PROPERTY DESCRIPTION:

A 2 bedroom detached bungalow situated in North Oulton Broad. The property comprises: Entrance porch, entrance hall, lounge, kitchen, 2 bedrooms, wet room, gas heating to radiators, double glazing, detached garage and gardens

Clarkson Road, Oulton Broad
Lowestoft NR32 3NU

Monthly Rental Of £850

Due to the high volume of emails received daily, if your wish to view this property please Tel: 01502 502061 during office hours, where we will be able to help.



ACCOMMODATION

Entrance Porch:

Double glazed glass panels, glazed door to:

Entrance Hall:

Radiator, loft access, cupboard housing meters, cove and textured ceiling

Lounge: 16' 10" x 10' 8" (5.12m x 3.26m)

Double glazed window to front, radiator, cove and textured ceiling

Kitchen: 10' 10" x 10' 8" (3.30m x 3.25m)

Comprising: Sink and drainer, cupboard below, further range of eye and base units, work tops, space for electric cooker with filter above, space and plumbing for washing machine, room for further electrical appliance, cupboard housing boiler for gas heating to radiators and domestic hot water, double glazed window and door to rear, part tiled walls, textured ceiling

Bedroom 1: 11' 11" x 10' 1" (3.62m x 3.07m)

Double glazed window to rear, radiator, cove and textured ceiling

Bedroom 2: 10' 2" x 6' 1" (3.09m x 1.86m)

Range of built in wardrobes with cupboards over, double glazed window to front, radiator, cove and textured ceiling

Wet Room:

Shower, pedestal wash hand basin, low level W.C, part tiled walls, extractor, radiator, textured ceiling

Outside:

Front:

Brick retaining wall with gates, lawn, mature shrubs, brick weave parking for vehicles leading to:

Garage:

Up & over door

Rear:

Patio, lawn, mature shrubs



Council Tax Band: B

EPC: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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