

# HARDIMANS



**30 Highland Way**  
Oulton Broad, Lowestoft, NR33 9AR  
**£135,000**

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**30 Highland Way, Oulton  
Broad, Lowestoft, Suffolk,  
NR33 9AR**

Hardimans are offering this Semi Detached Bungalow in Highland Way which presents a unique opportunity for those seeking a project with immense potential. The property does require renovation and some buyers may also consider extending, the choice is yours!

**ENTRANCE**

Door to front and access to loft.

**PRIMARY BEDROOM**

UPVC double glaze bay windows to front aspect and coal effect fireplace.

**BEDROOM 2**

UPVC double glaze window to front aspect.

**BATHROOM**

UPVC double glaze window to side aspect, part tiled, shower and hand washbasin.

**WC**

UPVC double glaze window to rear aspect and low level WC.

**SITTING ROOM/DINING ROOM**

windows to rear aspect, tile fireplace and storage cupboard.

**KITCHEN**

door to conservatory, window to rear, worktop space, cupboards under, cupboards above, standings for appliances, sink with drainer and tile splashback.





## CONSERVATORY

UPVC double glaze door to rear garden and UPVC double glaze windows to side and rear aspects.

## OUTSIDE

To the front, fully enclosed with brick wall and fencing surround and path and steps to front door and side access gate. To the rear, path to side access gate, tree and fencing.

## TENURE

Freehold

## MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: Could achieve Ultrafast 10000 mbps

\* Mobile: EE, 02, THREE, VODAFONE ALL LIKELY

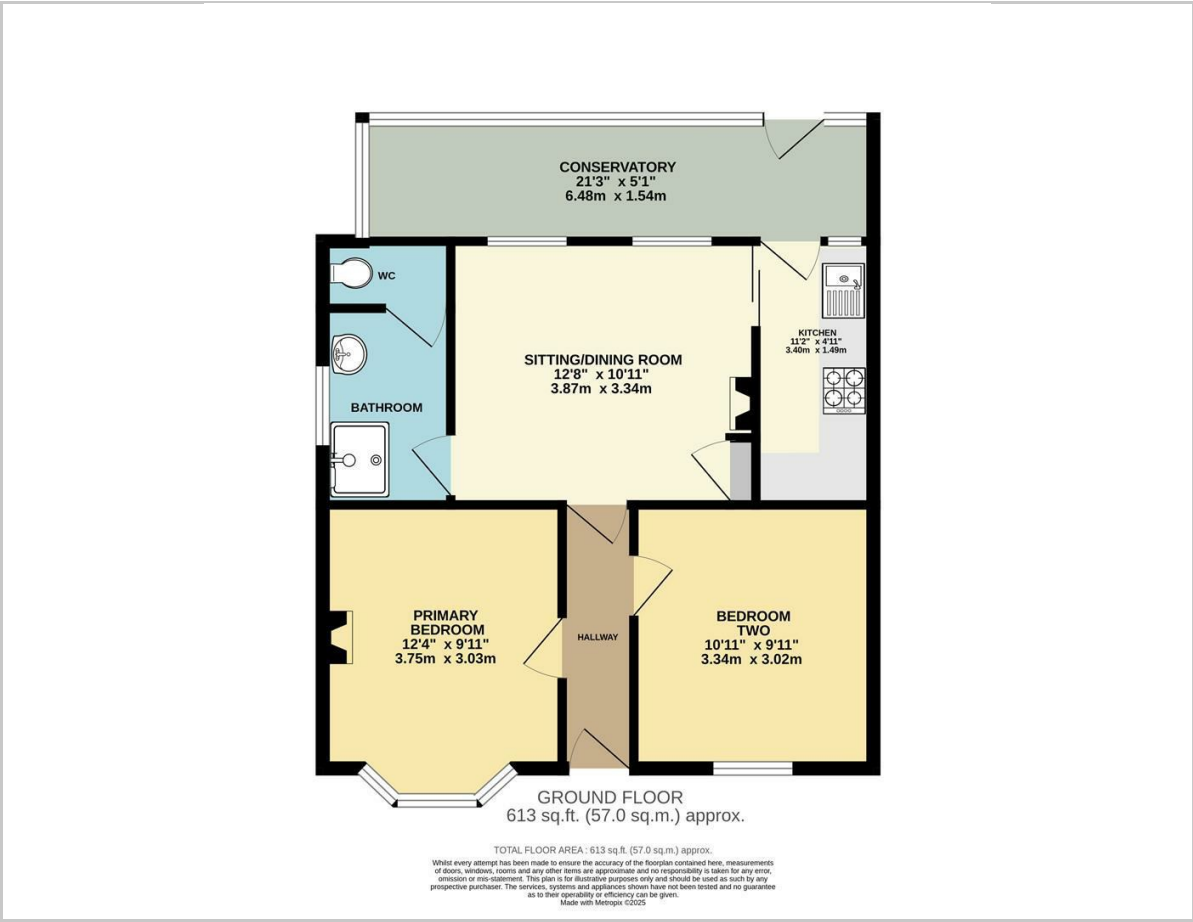
\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

## COUNCIL TAX BAND

B



Floor Plan

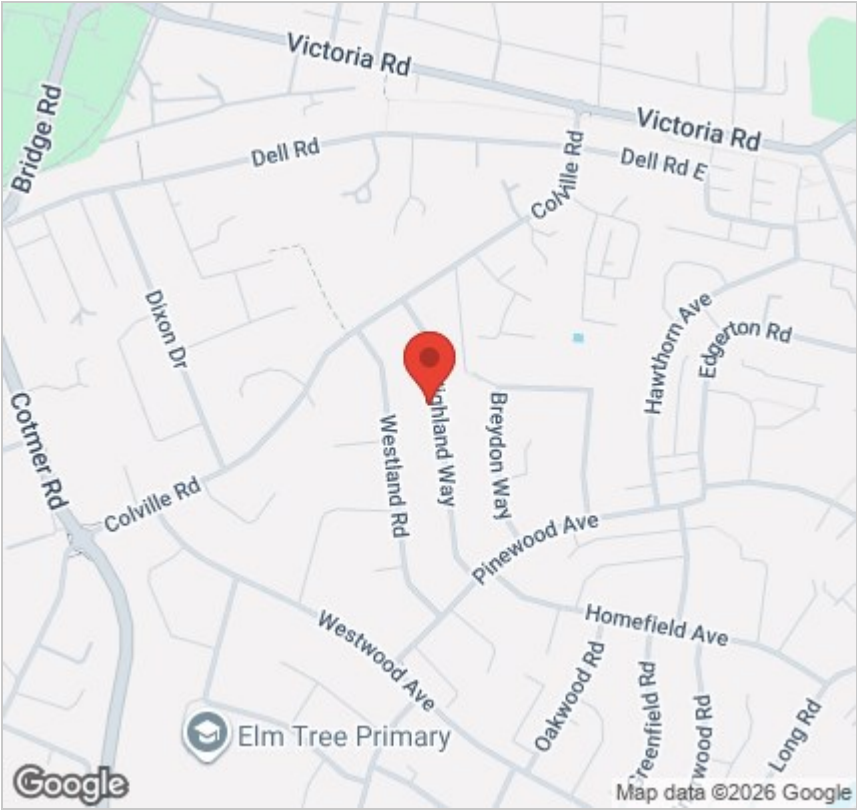


Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

