



**Aldreds**  
Estate Agents

149A & 149B Victoria Road  
Oulton Broad, Lowestoft, NR33 9LP  
Offers Over £140,000



# 149 Victoria Road

Oulton Broad, Lowestoft, NR33 9LP

Aldreds are delighted to offer this semi detached property which has been converted to 2 flats. One on the ground floor and one on the first floor. Set at a realistic asking price with many options for buyers. Investment purchasers could keep the building as 2 flats creating a good rental income. Alternatively with relatively straight forward conversion, the property could be taken back to its former glory and become a beautiful 3 bedroom semi detached house. To the outside front there is a driveway providing parking for 2 vehicles and to the rear there is a large lawned garden. The ground floor flat has gas fired central heating and Upvc windows. The first floor flat has electric storage heating and Upvc windows. Both flats comprise of a lounge, 1 bedroom, kitchen and bathroom area. Located in this very desirable South Oulton Broad location being within walking distance of the Broads National Park and Oulton Broads popular bars, shops, parklands and amenities. Updating works are required hence the realistic asking price. \*\*\* NO CHAIN \*\*\*

## Ground Floor Flat

### Private Entrance Area

Ceramic tiled flooring, Upvc entrance door, radiator.

### Lounge

10'11" x 14'10" (3.35 x 4.53)

Fitted carpet, picture rail, radiator, power points, T.V point, Upvc patio doors leading out to the rear garden area.

### Inner Hallway

Fitted carpet, Upvc window,

### Kitchen

10'11" x 8'7" (3.33 x 2.64)

Tiled effect vinyl flooring, range of fitted kitchen units, recess for white goods, stainless steel sink with single drainer, roll top work surfaces, tiled splash backs, power points, Upvc window.

### Bedroom

12'10" x 13'0" (3.92 x 3.98)

Fitted carpet, picture rails, Upvc bay window, radiator, power points.





### Shower Room

Wet room style flooring, open plan shower cubicle, pedestal sink, low level W.C, radiator, Upvc window.

### First Floor Flat

#### Private Entrance Hall

Fitted carpet, stairs leading to flat.

#### Central Hallway

Fitted carpet, Upvc window, galleried staircase, storage heater.

#### Lounge

11'8" x 15'6" (3.58 x 4.73)

Walk in Upvc bay window, storage heater, power points, T.V point.

#### Kitchen

10'11" x 6'11" (3.35 x 2.12)

Fitted carpet, range of fitted kitchen units, recess for white goods, stainless steel sink with single drainer, power points, tiled splash backs, Upvc window.

#### Bedroom

10'4" x 12'10" (3.16 x 3.93)

Fitted carpet, picture rail, power points, Upvc window, storage heater.

#### Bathroom

Fitted carpet, bathroom suite comprising of a pedestal sink, panel bath, Upvc window, tiled splash backs.

#### Separate W.C

Timber effect vinyl flooring, low level W.C, Upvc window.

#### Outside

#### Outside To The Front

There is a double width driveway providing parking for 2 vehicles.

#### Outside To The Rear

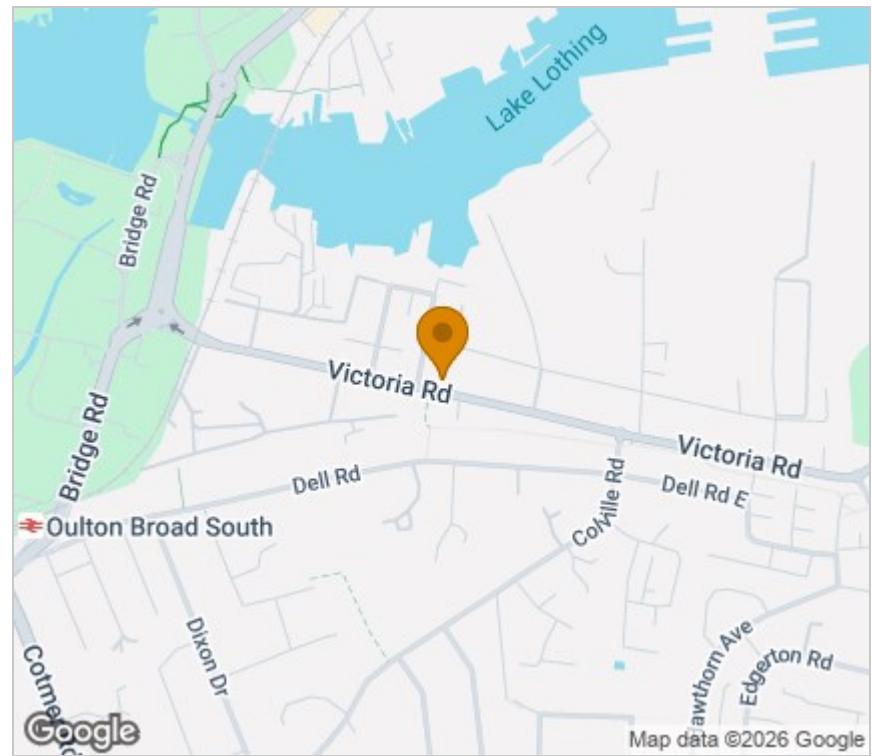
There is a spacious lawned garden with concrete seating area enclosed by high timber fencing, timber and felt shed and side access leading to front driveway.



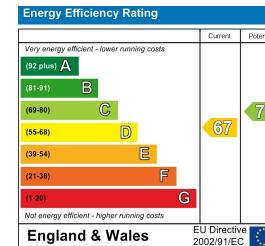
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432  
if you wish to arrange a viewing appointment for this property or require further information.

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