



Oulton Road, Lowestoft NR32 4QW

welcome to

Oulton Road, Lowestoft

A brilliant opportunity to purchase a three bedroom end-of-terraced property, full of potential and ready to be made an ideal family home. Right on the doorstep of many desirable amenities!

Entrance Hall

Access to kitchen. Stairs leading to first floor. Carpet flooring. Understairs storage cupboard. Access to consumer unit. Radiator.

Lounge

Double glazed sliding door to rear leading to garden. Access to utility room. Wood effect flooring. Radiator. Tv and power points.

Kitchen

Double glazed bay window to front. Double doors leading to lounge. Wood effect flooring. Fitted units and worktops. Sink and drainer. Integrated electric oven and induction hobs. Integrated fridge freezer. Integrated dishwasher. Power points.

Utility Room

Double glazed door leading to garden. Double glazed window to rear. Tile flooring. Sink and drainer. Plumbing for washing machine. Fittings for tumble dryer. Access to boiler. Power points.

Landing

Access to bedrooms all bedrooms, wc and bathroom. Loft hatch access. Carpet flooring. Airing cupboard.

Bedroom One

Double glazed window to rear. Carpet flooring. Radiator. Tv and power points.

Bedroom Two

Double glazed window to front. Carpet flooring. Radiator. Power points.

Bedroom Three

Double glazed window to front. Carpet flooring. Radiator. Power points.

Wc

Double glazed window to rear. Wood effect flooring. Wc.

Bathroom

Laminate flooring and walls. Wash hand basin with storage cupboard. Walk-in shower cubicle with screen. Spotlights. Radiator.

Front Garden

Grass plot to front with potential for driveway (STPP)

Rear Garden

Patio tiles leading to grass plot with stone decoration. Multiple lockable sheds. Lockable brick outbuilding. Side gate access. Fence surrounding. South facing.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





view this property online williamhbrown.co.uk/Property/LOW109800



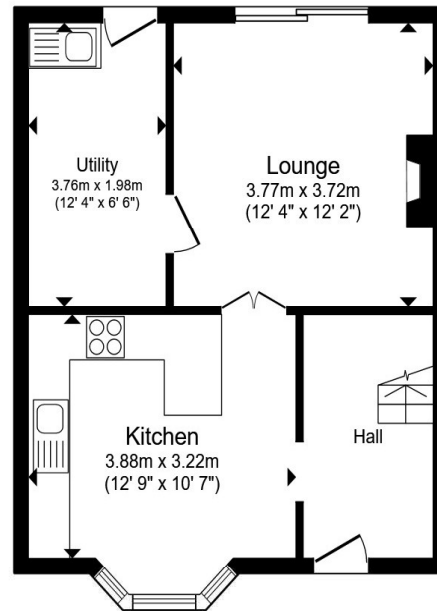
welcome to

Oulton Road, Lowestoft

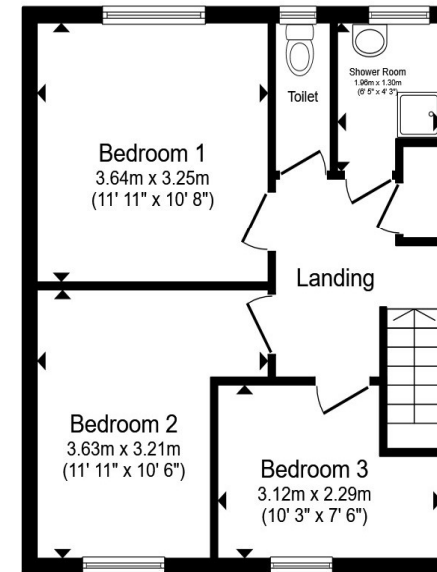
- Three-bedroom family home in North Lowestoft
- Modernised throughout – ideal for families or first-time buyers
- Renovated kitchen/diner with bay window
- Bright and spacious rear-aspect lounge with doors to garden
- Utility room with space for white goods and additional storage

Tenure: Freehold EPC Rating: C
Council Tax Band: A

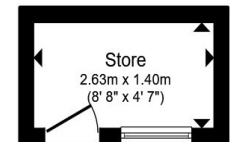
£220,000



Ground Floor



First Floor



Outbuilding

Total floor area 87.5 m² (942 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/LOW109800



Property Ref:
LOW109800 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01502 585998



Lowestoft@williamhbrown.co.uk



138 London Road North, LOWESTOFT, Suffolk,
NR32 1HB



williamhbrown.co.uk