



Broad Fleet Close, Oulton Lowestoft NR32 3RA

welcome to

Broad Fleet Close, Oulton Lowestoft

William H Brown Lowestoft are delighted to present this TWO Double Bedroom Semi-Detached home on the sought-after area of Broad Fleet Close in Oulton. The property boasts off road parking leading to garage and enclosed Rear Garden with Patio area and laid lawn.



William H Brown are thrilled to present this TWO Double Bedroom home, located in Oulton on Broad Fleet Close. The property is conveniently located in close proximity to a mixture of schools for all ages, local transport links such as Trains and Buses, and just a short drive to the Broads. This is a particular draw for all ages with a green park space and plenty of water sports to participate in or observe.

You enter the home via a welcoming entrance hall, granting access through to the Lounge which is a fantastic hub of the home with great access to the Kitchen, Handy Downstairs WC and to the first floor landing. The Kitchen has plenty of cupboard space, with room yet still to house appliances - with integrated Oven, Gas Hob and Extractor fan already integrated. Upstairs, you have access to both bedrooms - both of which are double sized and the master bedroom also benefits from a built in storage cupboard. Easy access for both bedrooms is granted to the family bathroom, which is decorated in monochrome colour scheme and suited to busy modern living with the bath having an overhead fitted shower. Outside, to the front of the property you have access to Driveway and Garage, with Side access granted to the Rear garden; completed with patio area and grass area. We can see this home making an ideal starter home for First Time Buyers or a fantastic opportunity for investors. For further details and to schedule in your viewing, call us on 01502 585998!

Accommodation

Ground Floor

Entrance Hall

Double glazed Front door, Door to the Lounge, Laminate wood effect flooring.

Lounge

14' 8" x 11' 11" (4.47m x 3.63m)
Double glazed window to Front aspect, Door to Kitchen/Diner, Stairs leading to First Floor landing, Power points, Radiator, Carpet flooring.

Downstairs Wc

Double glazed window to Side aspect, WC, Wash hand basin, Laminate wood effect flooring.

Kitchen/ Diner

12' x 9' 8" (3.66m x 2.95m)
Double glazed window and door, Partially tiled walls, Spotlights, Fitted Kitchen units and work surfaces, Sink and drainer unit, Built in under stairs storage, Integrated Gas Hob, Overhead Extractor Fan, Oven, Radiator, Power points, Plumbing for Washing machine, Space for 50/50 Fridge Freezer Unit, Laminate wood effect flooring.

First Floor

Landing

Access to Bedroom 1, 2 and Family Bathroom, Power points, Radiator, Carpet flooring.

Bedroom 1

12' x 10' 5" (3.66m x 3.17m)
Two double glazed windows to Front aspect, Double Bedroom, Built in storage cupboard, Loft hatch, Radiator, Power points, Carpet flooring.

Bedroom 2

12' x 9' 6" (3.66m x 2.90m)
Double glazed window to Rear aspect, Double Bedroom, Power points, Carpet flooring.

Bathroom

Double glazed window to Side aspect, Fully tiled walls, Bath tub with overhead Shower and Shower screen, Extractor Fan, Shaving point, Laminate wood effect flooring.

Outside

Front Garden

Pathway leading to Front door, Side access gate, Grass to Side aspect and access to Garage.

Rear Garden

Patio leading to grass with fencing to Side and brickwall to Rear aspect, Side access gate leading to Front of the home.

Garage

Up and Over door with driveway to Front aspect.



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welcome to

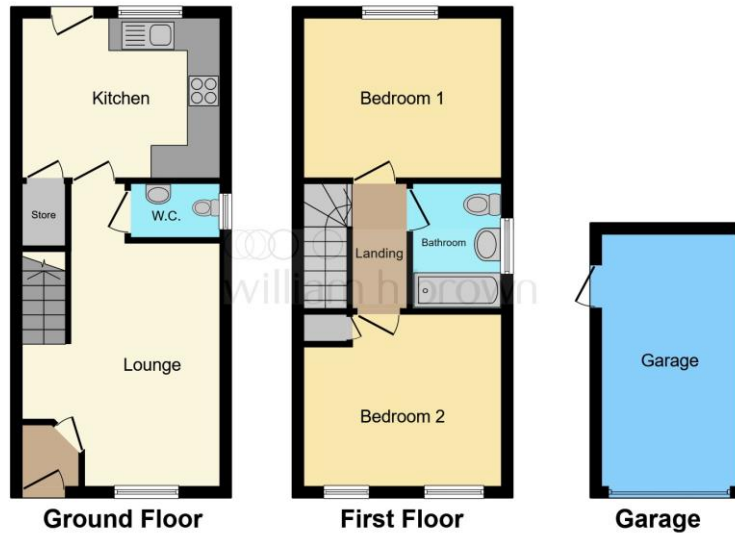
Broad Fleet Close, Oulton Lowestoft

- Two Double Bedroom Semi-Detached Home
- Driveway and Garage
- Downstairs WC and Upstairs Bathroom
- Modern Open Plan Kitchen/Diner
- Enclosed Rear Garden with Patio and Grass
- Sought-After Popular Area
- Ideal Starter Home or For Investors
- Close to Local Amenities

Tenure: Freehold EPC Rating: C

fixed price

£235,000



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.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108571 - 0002

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.



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