



Grampian Way, Oulton Lowestoft NR32 3EP

welcome to Grampian Way, Oulton Lowestoft

- Three Bedroom Semi-Detached Home
- Driveway and Garage
- Spacious Lounge with Electric Fireplace
- Downstairs WC and Upstairs Bathroom
- Cul-De-Sac Location

Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers over
£205,000

William H Brown are pleased to present this THREE Bedroom SEMI-DETACHED home located in the desirable area of Oulton Broad. The property consists of; Entrance Hall, Downstairs WC, Lounge, Kitchen, Three Bedrooms, Family Bathroom and Enclosed Rear Garden.



Accommodation

Entrance Hall

Downstairs Wc

Lounge

11' 5" x 16' 9" (3.48m x 5.11m)

Kitchen

12' 7" x 7' 2" (3.84m x 2.18m)

First Floor

Landing

Bedroom 1

9' 1" x 9' 2" (2.77m x 2.79m)

Bedroom 2

12' 1" x 7' 1" (3.68m x 2.16m)

Bathroom

Bedroom 3

11' 7" x 7' 2" (3.53m x 2.18m)

Outside

Front Garden

Rear Garden

Garage

8' 1" x 16' 9" (2.46m x 5.11m)

view this property online williamhbrown.co.uk/Property/LOW108786



Property Ref:

LOW108786 - 0006

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.

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