



**Lupton Close, Oulton LOWESTOFT NR32 3QS**

**welcome to**

**Lupton Close,Oulton LOWESTOFT**

William H Brown are delighted to present this TWO Bedroom End-Terraced home on Lupton Close, suitable for First Time Buyers ONLY. The property consists of: Driveway, Entrance Hall, Downstairs WC, Lounge/Diner, Kitchen, Two Bedrooms and Bathroom upstairs, Enclosed Rear Garden.





**\*\*FIRST TIME BUYERS ONLY\*\* William H Brown are delighted to present this beautifully decorated Two Bedroom property on Lupton Close. The property is being offered as a discounted value home, ideal for First Time Buyers who are looking to get onto the property ladder! This home has been decorated to a fantastic standard, with a newly renovated kitchen space, as well as large lounge/ diner on the ground floor. A landscaped rear garden also offers a superb outdoor space, as well as driveway to the front of the home. Two spacious double bedrooms can be found on the first floor, with a family bathroom decorated again to a sleek standard can be found off of the landing. Please call 01502 585998 to organise a viewing today!**

## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

Composite Front door, Built in under stairs storage, Radiator, Lino tile effect flooring.

#### **Downstairs Wc**

Double glazed window to Front aspect, WC, Wash hand basin, Radiator, Lino flooring.

#### **Lounge/ Diner**

15' 3" x 15' 5" ( 4.65m x 4.70m )  
Double glazed French doors to Rear leading out to Rear Garden, TV and Power points, Radiator, Laminate wood effect flooring.

#### **Kitchen**

11' 10" x 6' 5" ( 3.61m x 1.96m )  
Double glazed window to Front aspect, Partially tiled walls, Fitted Modern Wall and Base units with work surfaces, Sink and drainer unit, Integrated Electric Hob and Oven, Space for 50/50 Fridge Freezer unit, Radiator, Plumbing for washing machine, Laminate wood effect flooring.

### **First Floor**

#### **Landing**

Access to Bedrooms 1,2 and Bathroom, Loft hatch, Built in airing cupboard, Carpet flooring.

#### **Bedroom 1**

13' 6" Max x 11' 9" Max ( 4.11m Max x 3.58m Max )  
Double glazed window to Rear aspect, Double Bedroom, Power points, Radiator, Carpet flooring.

#### **Bedroom 2**

13' 5" Max x 8' 10" ( 4.09m Max x 2.69m )  
Two double glazed windows to Front aspect, Double Bedroom, Radiator, Built in cupboard, Power points, Carpet flooring.

#### **Bathroom**

Partially tiled walls/ Partially splashbacks, WC, Wash hand basin, Bath tub with over head shower and screen, Spotlights, Radiator, Lino tiled effect flooring.

### **Outside**

#### **Front Garden**

Brickweave driveway to Front which can fit two cars, Pathway leading to Front door and Side access gate.

#### **Rear Garden**

Stone patio leading to Landscaped garden with raised seating area. Fully enclosed with Side access gate.

#### **Eligibility Criteria**

Please note you will need to be a First Time Buyer to purchase this property. The advertised price is for a 80 Percent Share - call the branch on 01502 585998 to find out further details.



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welcome to

## Lupton Close, Oulton LOWESTOFT

- Two Double Bedroom End-Terraced Home
- \*\* Eligibility Criteria - Must be First Time Buyer \*\*
- Driveway for Two Cars to Front of Property
- Ideal First Home - Viewings Come Highly Recommended
- Enclosed Rear Garden with Stone Patio and Landscaped Garden
- Downstairs WC and Upstairs Family Bathroom
- Modern, Sleek and Stylish Modern Kitchen
- Spacious Lounge/ Diner with French Doors leading out to Rear Garden

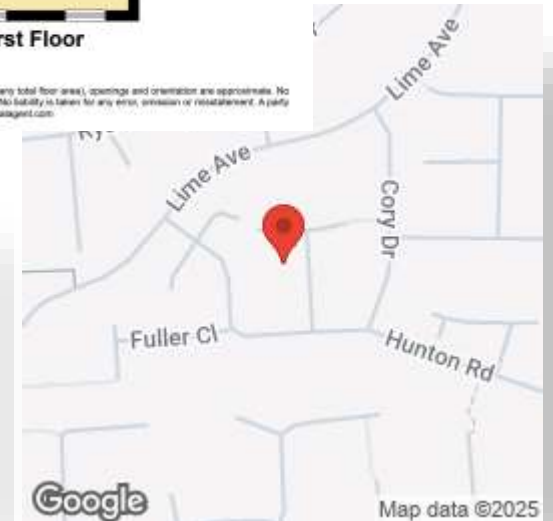
Tenure: Freehold EPC Rating: B

shared ownership

**£152,000**



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.floorplan.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW109017 - 0002

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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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