

7 Dell Court Dell Road Oulton Broad, Lowestoft, NR33 9NT £135,000



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Aldreds are delighted to offer this immaculately presented ground floor 2 bedroomed flat situated in this very desirable South Oulton Broad location being within walking distance of all local amenities and the Broads National Park. The current owners have improved the property to an excellent standard throughout which includes a recently installed shower room, kitchen and gas fired central heating system including a recently installed boiler. There are also the benefits of Upvc double glazed windows and the spacious accommodation including a wide entrance hall, spacious lounge/diner, large kitchen/breakfast room, shower and 2 double bedrooms. There are also 2 large cupboards providing ample storage space and to the outside there is communal lawned garden and allocated off street parking space. This would make an ideal home for a young family, first time buyer or retirement home being on the ground floor and an early viewing is strongly recommended.

Shared Entrance Hall

Upvc shared entrance door.

Private Entrance Hall

Fitted carpet, radiator, power points, full length storage cupboard/cloak cupboard.

Lounge/Diner 10'6" x 17'7" (3.22 x 5.37)

Fitted carpet, large aspect Upvc window, radiator, power points, T.V point.

Kitchen

10'7" x 12'9" (3.25 x 3.89)

Laminate flooring, recently fitted quality kitchen which includes a full range of fitted wall and base units, extended work surfaces, composite sink with draining board, recess for all white goods including plumbing for a washing machine, stainless steel eye level electric oven with a Neff four burner gas hob and glass splash back radiator, power points, Upvc window, wall mounted recently installed energy efficient gas boiler.













Shower Room

Timber effect vinyl flooring, recently fitted shower suite comprising of a double width shower cubicle with aqua board splash backs, vanity sink unit, low level W.C with enclosed cistern, Upvc window, radiator, towel rail, double fitted storage cupboard.

Bedroom 1 12'9" x 9'5" (3.91 x 2.88)

Fitted carpet, Upvc window, power points, radiator.

Bedroom 2 12'10" x 9'7" (3.92 x 2.93)

Fitted carpet, Upvc window, power points, radiator, full range of fitted wardrobes and overhead storage cupboards.

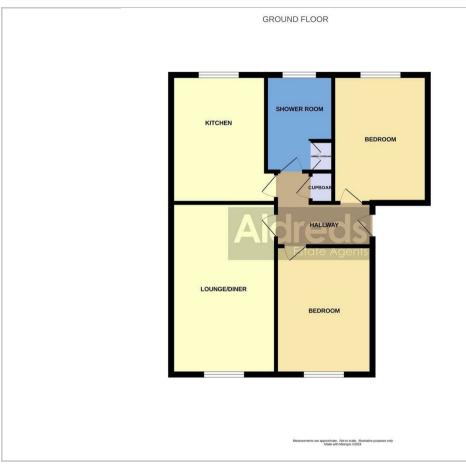
Outside

There is a full range of lawned communal gardens with drying lines. There are also a private allocated parking spaces to allow off street parking.

Tenure & Services

Leasehold - 139 years left on lease Ground Rent -£10.00 per annum Service Charge - £105 per month Council Tax Band A

Floor Plan



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.

Disclaimer

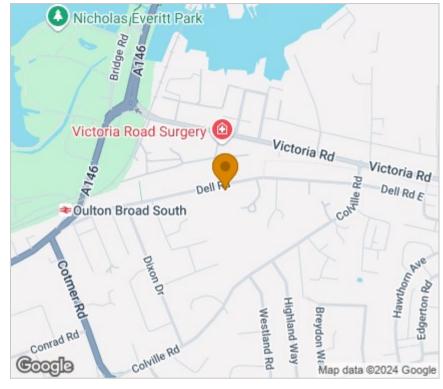
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Area Map



Energy Efficiency Graph

