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**£225,000**



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## **15 Gloucester Avenue Oulton, NR32 4SH**

- SUBSTANTIALLY EXTENDED
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- MAY REQUIRE SOME COSMETIC TLC
- SOUGHT AFTER LOCATION
- GARDEN ROOM TO REAR
- DRIVEWAY & GARAGE
- DOUBLE GLAZED THROUGHOUT
- NO ONWARD CHAIN
- GAS CENTRAL HEATING

**BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED**

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Through the modern part-glazed front door into the Hallway of your new one storey home. Two extra uPVC sealed unit double glazed windows beam an abundance of daylight in, there's a fitted carpet, radiator and door leads you into your Lounge, Kitchen, Shower Room and Bedrooms.

#### LOUNGE 5.22m x 3.60m (17' 2" x 11' 10")

Your 'bay fronted' Lounge features a uPVC sealed unit double glazed window to front aspect, a feature fireplace, radiator and fitted carpet.

#### KITCHEN 4.00m x 2.53m (13' 1" x 8' 4")

Your Kitchen features a range of base and wall units fitted to two walls complete with oak effect shaker style doors and drawers with a roll edge worktop and tiling over.

Integrated appliances include an electric hob with extractor over and opposite an eye level double oven and grill. A fridge freezer is also included, ample space and plumbing is provided for your automatic washing machine or dishwasher and a one and a half bowl sink and drainer also featured.

A 'velux' rooflight attracts an abundance of natural daylight and an archway leads you into your ...

#### GARDEN ROOM 4.02m x 2.75m (13' 2" x 9')

Use as a Garden Room or Dining Room, a uPVC sealed unit double glazed window allows excellent views over your rear Garden and two 'porthole' windows add to the light brightness of this room. There's a fitted carpet, radiator and a door leads you in to your ...

#### REAR PORCH 2.22m x 1.16m (7' 3" x 3' 10")

Your handy porch acts as a link between your Garden Room and Garden.

#### SHOWER ROOM 1.78m x 3.00m (5' 10" x 9' 10")

Back in the Hallway now and a door leads you into your Shower Room. Your airing cupboard houses your boiler and a suite comprises of a large shower cubicle, low level WC and pedestal sink. An opaque uPVC sealed unit double glazed window is featured, plus a chrome heated towel rail radiator.

#### BEDROOM 2 3.50m x 3.00m (11' 6" x 9' 10")

Located at the rear part of the property, this double Bedroom features a uPVC sealed unit double glazed window and radiator.

#### BEDROOM 1 5.00m x 2.50m (16' 5" x 8' 2") max

A Good sized double with a uPVC sealed unit double glazed window to front Garden views, fitted carpet and radiator.

### OUTSIDE

#### FRONT GARDEN & DRIVEWAY

This lovely Bungalow certainly does have plenty of curb appeal and substantially extended to the front with two bay windows while your front Garden is packed with mature shrubs and plants, there's a wall allowing privacy and a wrought iron gate to your Driveway. A path leads to your front door and your Driveway extends down to your Garage.

#### REAR GARDEN

A gardeners paradise here... completely enclosed by fence and very private, your rear south facing Garden is laid to hard standing, yet has borders packed with mature trees, plants and shrubs. There's a brick outhouse for your gardening bits and bobs and patio area, perfect for sitting out, a barbecue or even a spot of alfresco dining.

#### GARAGE

Your brick-built Garage with a vehicular door, personal door, power and light.

#### Council Tax

East Suffolk Council - Band B

#### SUMMARY

What an opportunity this is. Substantially extended to front and rear, you will benefit from over 860 sq ft of living. A superb layout with the modern Kitchen leading on to your Garden Room, good size Lounge and two Double Bedrooms, you may want to put 'your own stamp' on it.

Come take a look! To view simply call us on the numbers on page one of this brochure.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





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## A SUBSTANTIALLY EXTENDED BUNGALOW | MUCH IMPROVED LAYOUT

What an opportunity!! If you are in market for a spacious Bungalow to in a sought-after location in Oulton, then look no further. This Bungalow has been extended to front offering a much larger Lounge and front Bedroom and to the rear benefiting from a Garden Room and rear Porch. Your accommodation comprises of your Lounge, modern Kitchen packed with Appliances leading to your Garden Room, Shower Room and two double Bedrooms. All this with the creature comforts of gas central heating and double-glazed windows throughout. Come take a look, you won't be disappointed!

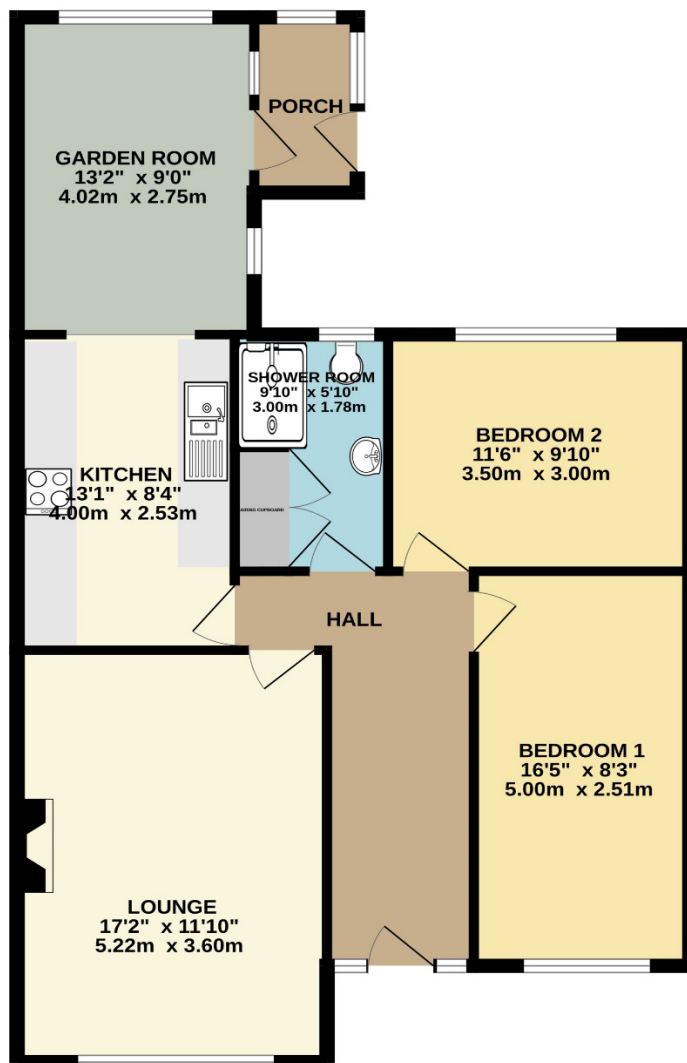
**MAY REQUIRE SOME COSMETIC TLC | PUT YOUR OWN STAMP ON IT | PRICED TO SELL**

### LOCATION & AMENITIES

Gloucester Avenue is located in the village of Oulton to the north of Lowestoft and is convenient for a range of local shops, schools and the hustle and bustle of Lowestoft town centre with High Street branded shops and the beautiful sandy beach and seafront only a couple of miles away.

The wonderful Oulton Broad village with its beautiful park, broad and super restaurants are just mile down the road. There's an excellent public transport network and Suffolks beautiful countryside right on your doorstep.

**Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: [steve@one-estates.co.uk](mailto:steve@one-estates.co.uk)**



15 GLOUCESTER AVEUNE, LOWESTOFT

TOTAL FLOOR AREA: 864 sq.ft. (80.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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