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£160,000



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99 Oulton Street Oulton Village, NR32 3BA

- PLEASANT VILLAGE LOCATION
- MANY NEW UPGRADES
- THREE DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- SET OVER THREE STOREY'S
- END OF TERRACE COTTAGE
- WELL PRESENTED
- LARGE GARDEN TO REAR
- NEW INSULATED WALLS
- ORIGINAL FEATURES THROUGHOUT

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Lounge 3.33m x 3.12m (10' 11" x 10' 3")

Enter through the modern part-glazed door directly into the Lounge of your delightful new home. A uPVC sealed unit double glazed window allows an abundance of natural daylight in, there's a radiator, wood laminate floor underfoot and original cast iron fireplace taking centre stage.

Dining Room 3.65m x 3.33m (12' x 10' 11")

Located centrally between your Lounge and Kitchen, your Dining Room features a uPVC sealed unit double glazed window with rear Garden views, there's a beautiful fireplace housing a wood burning stove, a radiator and wood laminate floor. Access to your stairs plus a handy understair cupboard also accessed from here and a door leads you into your ...

Kitchen 4.35m x 2.00m (14' 3" x 6' 7")

A range of wall and base units are fitted to two walls complete with modern oak 'shaker' style doors and drawers with a roll edge worktop and tiled splashback over. Your one and a half bowl stainless steel sink is located under your uPVC sealed unit double glazed window and integrated appliances include your electric hob with extractor over and oven below.

Your combi boiler is also housed here and ample space is provided for your tall fridge freezer and automatic washing machine. Ceramic tiling is laid to floor, inset spotlights in the flat ceiling above your back door leads you outside while an internal door leads you in to your ...

Shower Room 2.00m x 1.69m (6' 7" x 5' 7")

Your fully tiled Shower Room features a suite comprising of a shower cubicle, pedestal sink and low-level WC. A contemporary heated towel rail radiator is also located here plus an opaque uPVC sealed unit double glazed window.

FIRST FLOOR

Landing

At the top of the carpeted staircase, your landing gives access to both first floor rooms and door leads you up to the top floor.

Bedroom One 3.33m x 3.12m (10' 11" x 10' 3")

Located at the front part of the house the master Bedroom has a uPVC sealed unit double glazed window to front aspect, a laminate floor, radiator and beautiful cast iron fireplace.

Bedroom 2 3.33m x 2.91m (10' 11" x 9' 7")

A uPVC sealed unit double glazed window to rear aspect, laminate floor, radiator and built in cupboard.

SECOND FLOOR

Bedroom 3 / Home Office / Studio 6.14m x 3.21m (20' 2" x 10' 6")

This room certainly has the Wow Factor! Stairs take you from the first floor and a hatch gives access to this super Loft Room. A new uPVC sealed unit double glazed window is located at the front, there's a laminate floor radiator and spectacular exposed brick chimney breast. Also the whole east wall has been re insulated allowing all year round use.

OUTSIDE

Front Garden

The small walled front garden gives privacy and a path leads you up to your front door.

Rear Garden

Completely enclosed by fencing, your Garden is mainly laid to lawn with a gate and shed at the far end. Nearest to back of the house, a patio has been created perfect for sitting out in the summer sun, a barbecue or even a spot of alfresco dining.

Council Tax

East Suffolk Council Band A

SUMMARY

If you are looking for super first time buy starter home or investment opportunity and want to be in a semi-rural location then this may be for you.

The current owners have invested in many new upgrades such as the east wall being insulated, new uPVC window in the loft room making it warm and toasty, new shower room and much more.

Call us now for a viewing.



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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DELIGHTFUL END OF TERRACED COTTAGE – VILLAGE LOCATION

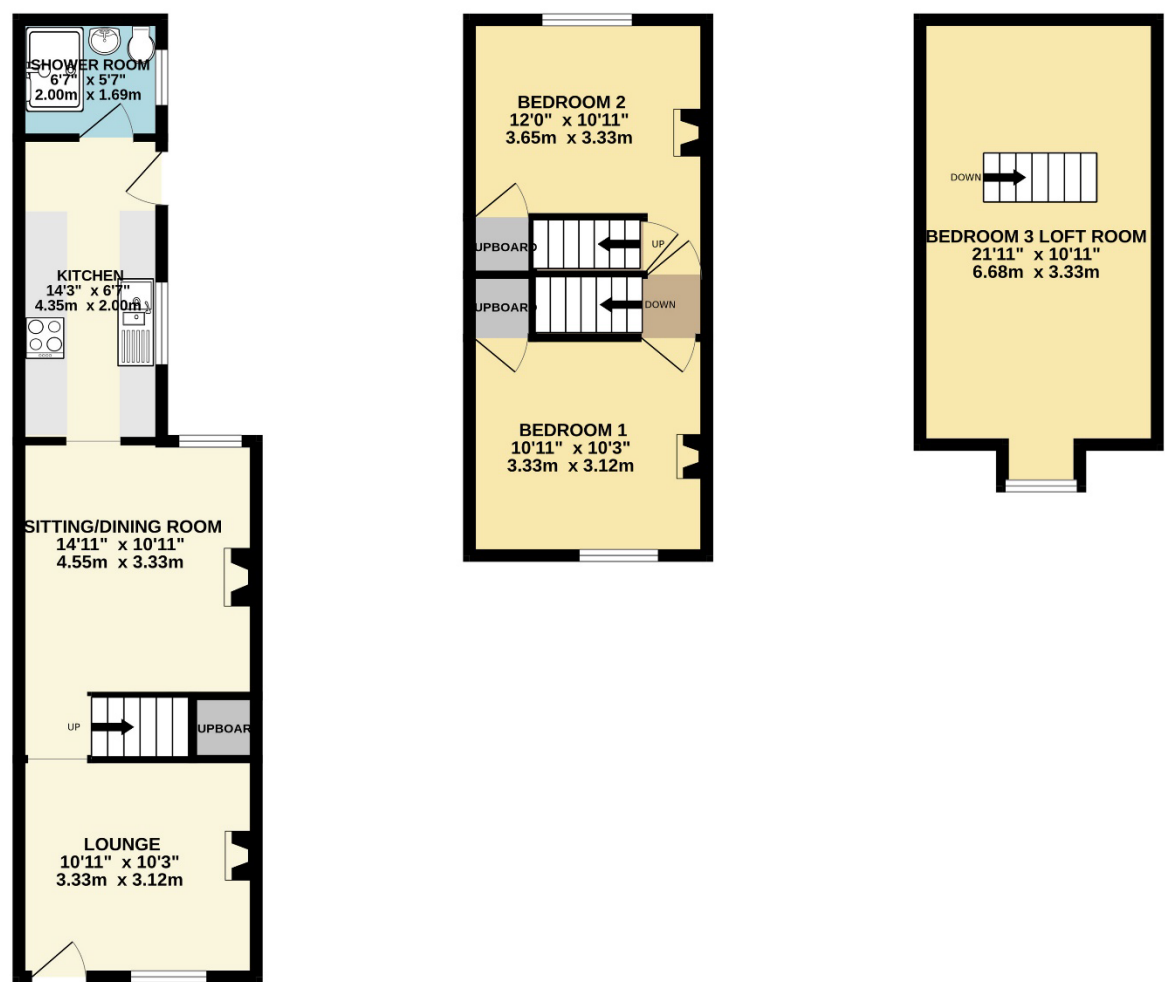
We are delighted to offer for sale this lovely three ‘double’ Bedroom home which is set over three floors and standing proud in the beautiful rural Oulton Village to the north of Lowestoft. Your accommodation comprises of a Lounge, central Dining Room, contemporary Kitchen and Bathroom on the ground floor, while two double Bedroom are located on the first floor and venture up to the second floor where you will discover the stunning loft room large enough for a double Bedroom, Studio or Home Office. All this with the creature comforts of double glazing and gas central heating

STUNNING LOFT BEDROOM | MANY NEW UPGRADES

LOCATION AND AMENITIES

Oulton Street is a very sought after and popular neighbourhood set to the north of Lowestoft. Almost rural, the beautiful Suffolk countryside is yards away, however still convenient for a range of local amenities such as farm shops, a very good pub/restaurant, a choice of two Superstores locally and the bustling seaside town of Lowestoft only a couple of miles down the road. The very attractive Oulton Broad with Nicolas Everitt Park, superb broad and range of pubs and restaurants, plus two railway stations.

Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: steve@one-estates.co.uk



99 OULTON STREET, OULTON

TOTAL FLOOR AREA: 895 sq.ft. (83.2 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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