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Lowestoft 01502 733399

Gorleston 01493 658854

£225,000



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289 Gorleston Road, Oulton, Lowestoft, NR32 3AF

- WELL PRESENTED BUNGALOW
- TWO DOUBLE BEDROOMS
- GARDEN ROOM TO REAR
- OULTON VILLAGE LOCATION
- MODERN FITTED KITCHEN
- BEAUTIFUL GARDENS
- DRIVEWAY
- GAS CENTRAL HEATING
- DOUBLE GLAZING THROUGHOUT
- NO ONWARD CHAIN

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

Entrance Hall

Enter through the modern part-glazed door into the Hallway of your new home. Your 'L' shaped Hall features a fitted carpet underfoot, a radiator, your loft is accessed from here and doors lead off to both Bedrooms, Bathroom, Kitchen and ...

Lounge 4.81m x 3.37m (15' 9" x 11' 1")

Your beautiful Lounge is bathed in natural daylight due to a uPVC sealed unit double glazed windows to front aspect. There's a fitted carpet underfoot, a radiator and a brick-built fireplace.

Kitchen 3.37m x 2.75m (11' 1" x 9')

Your Kitchen features a range of base and wall units fitted to three walls complete with modern 'shaker' style doors and drawers with a square edge butchers block style worktop over. Attractive tiling has been applied as a splashback and integrated appliances include an induction hob with oven and grill below and extractor hood over. Ample space is provided for your fridge and a stainless steel one-and-a-half bowl sink and drainer is located under your uPVC sealed unit double glaze window. Vinyl is laid to floor and your back door leads you out to your ...

Garden Room / Utility 3.25m x 2.21m (10' 8" x 7' 3")

This handy room doubles up as a pleasant place to sit and unwind overlooking your Garden or a Utility for your washing machine and tumble dryer. Constructed of uPVC sealed unit double glazing, there's a back door leading outside, vinyl floor covering and radiator enabling all year round use.

Bedroom 1 3.67m x 3.40m (12' x 11' 2")

Located at the front part of the Bungalow, your master Bedroom features a uPVC sealed unit double glazed window, fitted carpet and radiator.

Bathroom 2.30m x 1.67m (7' 7" x 5' 6")

Your fully tiled Bathroom features a suite comprising of a vanity wash hand basin, low level WC and panel bath with shower over. There's a vinyl floor covering, radiator and opaque uPVC sealed unit double glazed window.

Bedroom 2 3.40m x 2.78m (11' 2" x 9' 1")

Tucked away at the rear part of the Bungalow, your Bedroom 2 features a uPVC sealed unit double glazed window, fitted carpet and radiator.

OUTSIDE

Front Garden & Driveway

A very imposing first impression to the property shrouded by an attractive hedge and five bar gate leading in. maintenance free shingle has been laid to the front garden while your brickweave driveway leads you from the pavement at the front all the way down to your rear gate and beyond into your rear Garden.

Rear Garden

Completely enclosed by fence, your delightful rear Garden is a real treat. The brickweave leads down one side, ideal for a caravan or motorhome, while other ground textures include an artificial lawn, shingle, flower beds and patio areas, while borders packed with mature plants and shrubs are also featured.

Council Tax

East Suffolk Band B

SUMMARY

If you are looking for a chain free bungalow on the north side of Lowestoft, compete with a private enclosed Garden, plenty of parking and lots of potential to make your own, the look no further.

This stunning Bungalow with over 695 sq ft could be your next dream home.

To view, simply call 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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TWO BEDROOM BUNGALOW | CHAIN FREE | OULTON VILLAGE

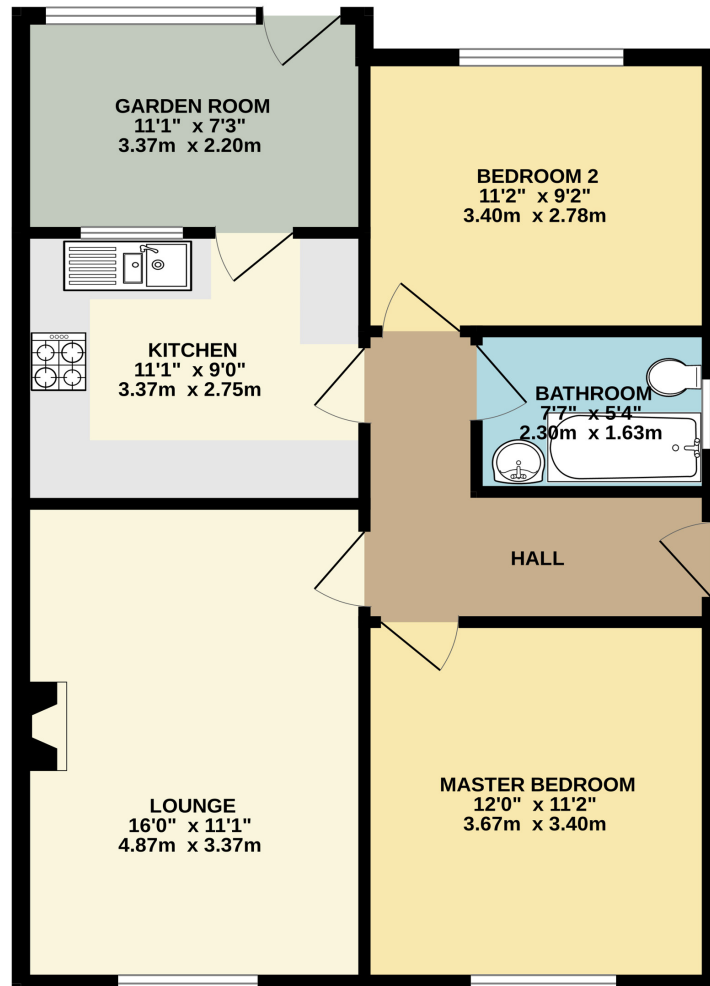
We are delighted to be assisting with the sale of this excellently presented Bungalow located in a sought after neighbourhood in North Lowestoft. Your accommodation comprises of a Lounge, two double Bedrooms, Bathroom and to the rear a modern fitted Kitchen and Garden Room. There's a lovely enclosed rear Garden and plenty of parking on the brickweave driveway.

The bungalow features the usual creature comforts of double glazing and gas central heating throughout. Simply move in, unpack and enjoy life in this stunning one storey home.

LOCATION AND AMENITIES

Located at the east end of Gorleston Road in Oulton Village and convenient for a range of local amenities such as two supermarkets, a country pub and the seaside town of Lowestoft only a couple of miles away. The very attractive Oulton Broad centre, only a mile away with the beautiful Nicolas Everitt park, broad and range of restaurants', railway stations and regular bus service.

Contact: The 'ONE ONLINE' Team | **Mobile:** 07787 436600 | **Email:** info@one-estates.co.uk



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