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**£200,000**



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## **6 George Close, Oulton Broad Lowestoft, NR32 3LT**

- OVER 1,000 sq ft of LIVING
- THREE STOREY TOWN HOUSE
- PRIVATE CUL-DE-SAC NEIGHBOURHOOD
- OFF ROAD PARKING SPACE
- SOUGHT AFTER OULTON BROAD
- THREE DOUBLE BEDROOMS
- CLOSE TO RAIL LINKS
- EXCELLENTLY PRESENTED
- SUPER FIRST TIME BUY OR INVESTMENT OPPORTUNITY
- CUL-DE-SAC LOCATION

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Enter through the modern front door into your super new three storey Townhouse. Your Hall features a wood laminate floor underfoot, a radiator and a door leads you into your Lounge. Your carpeted staircase leads to up to the first and second floors. Simply hang up your coat, kick off your shoes and relax in your new home.

#### Lounge 5.17m x 2.94m (17' x 9' 8")

Your Lounge features a uPVC sealed unit double glazing allows natural light to flood in, there's wood laminate floor underfoot and radiator. A door leads you into your ...

#### Kitchen Dining Room 4.08m x 3.05m (13' 5" x 10')

Running the full width of the property, your Kitchen diner is perfect for a social event and family mealtimes. The left-hand side is dominated by a range of base and wall units fitted to two walls complete with modern beech effect 'shaker' style doors and drawers with a roll edge worktop and tiled splashback over. Integrated appliances such as gas hob, electric oven and extractor over are included plus space is made available for your automatic washing machine, dishwasher and fridge freezer. A polycarbonate one-and-a-half bowl sink with mixer tap is situated under the uPVC sealed unit double glazed window which overlooks your rear garden, a super view whilst washing up.

Ceramic tiles are laid to floor giving a crisp, fresh feel, while above inset spotlights and flat plastered ceiling maintains the contemporary feel.

On the dining side of the room, plenty of space for a dining suite, there's a radiator and your back door leads you outside.

#### Cloakroom WC 1.71m x 0.90m (5' 7" x 2' 11")

Essential for the growing family is the Downstairs Loo! A suite comprises of a low-level WC and wash hand basin, there's also ceramic tiling to floor and radiator.

### FIRST FLOOR

#### Landing

At the top of the first flight of stairs features a fitted carpet and doors lead off to all first-floor rooms and a further staircase up to the top floor.

#### Bedroom 2 4.08m x 3.08m (13' 5" x 10' 1")

This double Bedroom features a fitted carpet, a radiator and a uPVC sealed unit double glazed window offers views over your rear Garden.

#### Family Bathroom 2.43m x 2.04m (8' x 6' 8")

Situated at the centre of the property, your Bathroom features a suite comprising of a low-level WC, pedestal sink and panelled bath with hot and cold shower attachment. Vinyl is laid underfoot and a radiator included.

#### Bedroom 3 4.08m x 2.82m (13' 5" x 9' 3") max 'L' shaped

This double Bedroom is located at the front of the property and features a wood floor underfoot, there's also a radiator and a uPVC sealed unit double glazed window overlooks the front.

### SECOND FLOOR

#### Master Bedroom 4.61m x 2.96m (15' 1" x 9' 9")

Right at the top of the house is the magnificent Master Bedroom, Very spacious, there are two 'velux' windows allowing plenty of light. There's a fitted carpet, a built-in wardrobe and lots of eave storage available to front and rear. Loft access is also available from here.

### OUTSIDE

#### Gardens & Driveway

This really cool middle of three, three storey home is located on a tucked away lane and benefits from a designated off road parking space.

Your rear Garden is enclosed by fence, and mainly laid to lawn. There's an access gate, garden shed and a patio adjacent to the rear of the house, perfect for sitting out, a barbecue or even a spot of alfresco dining.

#### Council Tax

East Suffolk Band B

### SUMMARY

This is the perfect first time buy, or investment property located in central Oulton Broad. Ideally situated for commuters to Norwich being literally metres from Oulton Broad North station.

Modern and contemporary with the creature comforts of gas central heating and double glazing, with over 1,000 sq ft of living, makes this a super opportunity.

To view, call us now on the numbers on page one of this property.



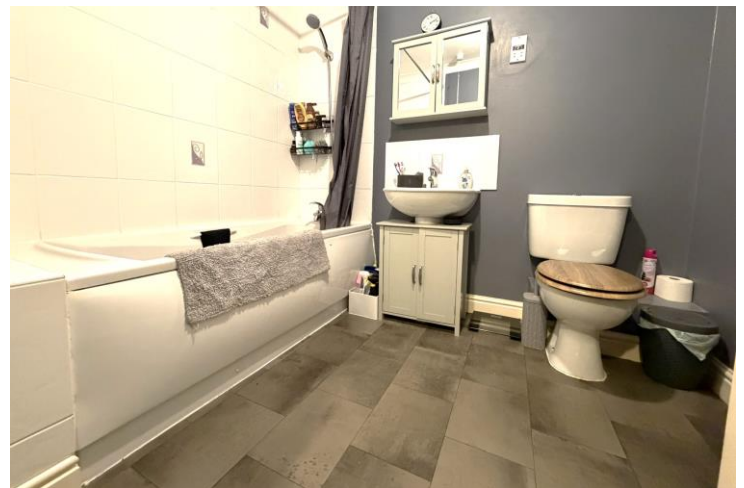
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 STUNNING THREE STOREY 3 BED TOWNHOUSE | OULTON BROAD

If you like urban living yet want to be tucked away in a private lane, handy for public transport links and a great night out, then look no further. This really cool three storey contemporary Townhouse is offered for sale in the popular and sought after Oulton Broad. Your accommodation comprises of a good-sized Lounge, Kitchen Diner and Cloakroom WC on the ground floor, two of the three Bedrooms and Bathroom on the first floor, while on the top floor, your stunning Bedroom. All this with the creature comforts of double glazing, gas central heating, Driveway and private rear Garden. Simply move in, unpack and enjoy life this spring in this excellently presented three storey home.

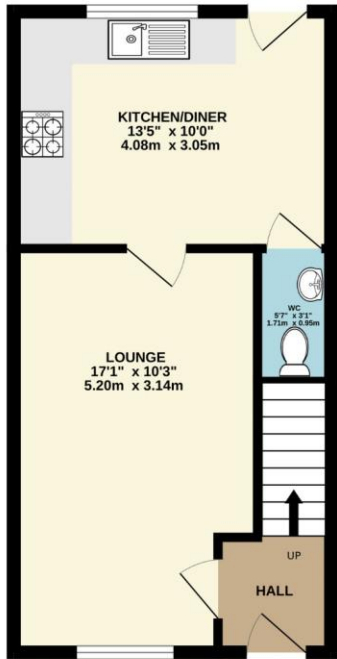
**OVER 1,000 SQ FT OF LIVING OVER THREE FLOORS**

## LOCATION AND AMENITIES

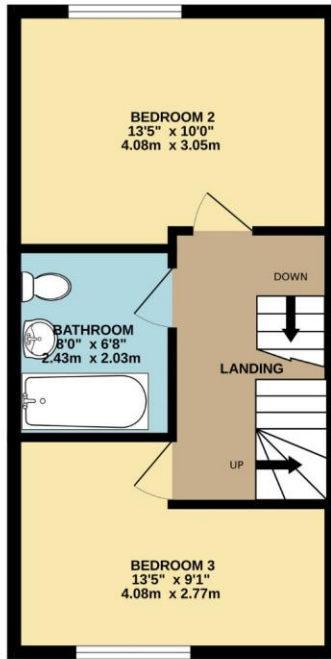
George Close Street is a hidden gem tucked away off Bridge Road in the heart of the Broadland Village of Oulton Broad. The towns of Lowestoft, Great Yarmouth and Beccles are easily accessible and Oulton Broad offers a range of amenities including plenty of pubs, restaurants, two Oulton Broad Railway Station give links to Norwich and Beccles, there's a doctors surgery, a range of takeaways along with the well known Nicholas Everitt Park.

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

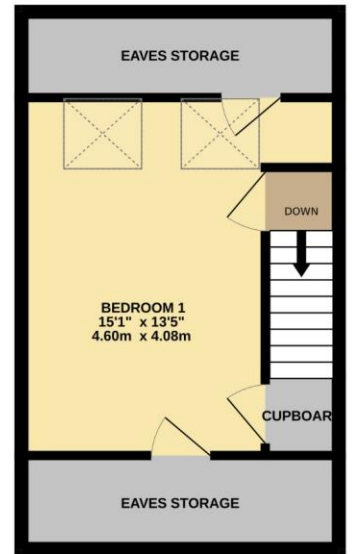
GROUND FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



2ND FLOOR  
303 sq.ft. (28.2 sq.m.) approx.



6 GEORGE CLOSE, OULTON BROAD

TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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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