





Oulton Street,Oulton Lowestoft NR32 3BB

william h brown

welcome to

Oulton Street, Oulton Lowestoft

A spacious and well-presented two-bedroom bungalow in a sought-after Oulton location, featuring an open-plan lounge/kitchen, large dining room, bright conservatory, private west-facing garden, driveway and garage. Ideal for those seeking generous single-storey living in a peaceful setting.

Entrance Hall
Double glazed front door. Loft access. Access to all rooms. Natural wood flooring. Airing cupboard. Radiator.

Kitchen
Double glazed window to side aspect. Tiled flooring and part tiled walls. Fitted units and worktops. Double butler sink and drainer. Electric Oven and Gas Hobs. Cooker head.

Dining Room
Double glazed window to side. Porthole window to side. Carpet flooring. Feature fireplace with exposed bricks. Radiator.

Lounge
Double glazed windows to rear. Carpet flooring. Feature exposed brick fireplace. Radiator.

Conservatory
Double glazed door to rear garden. Double glazed windows surrounding, including roof. Laminate wood flooring.

Utility Room
Vinyl flooring. Skylight window. Plumbing for washing machine. Radiator.

Bedroom One
Double glazed windows to front and side. Laminate wood flooring. Radiator.

Bedroom Two
Double glazed window to front. Laminate wood flooring. Consumer unit. Radiator.

Bathroom
Double glazed window to side. Tiled flooring with underfloor heating. Bathtub with overhead shower unit. Wc and wash hand basin with fitted units. Towel radiator.

Front Garden
Brickweave driveway leading to front door with parking for multiple cars. Mature shrubbery to side. Fence surrounding.

Rear Garden
Concrete area leading to artificial grass. Shingle flower beds with mature trees. Mix of fence and brick wall surrounding. West facing.

Garage
Up and over door. Concrete flooring. Overhead storage cupboards.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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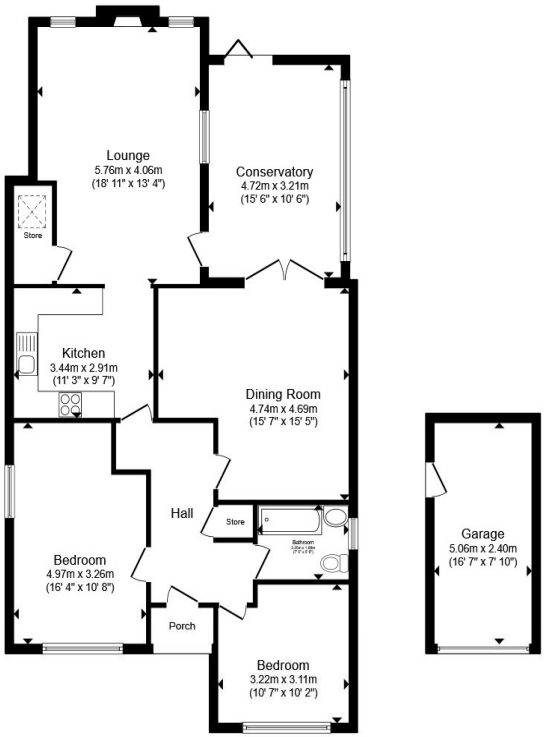
Oulton Street, Oulton Lowestoft

- Spacious Detached Bungalow
- Two Generous Double Bedrooms
- Two Large Reception Rooms
- 16 Solar Panels
- Family Bathroom With Underfloor Heating

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

offers in the region of

£350,000



Floor Plan **Garage**

Total floor area 123.7 m² (1,331 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
LOW110145 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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