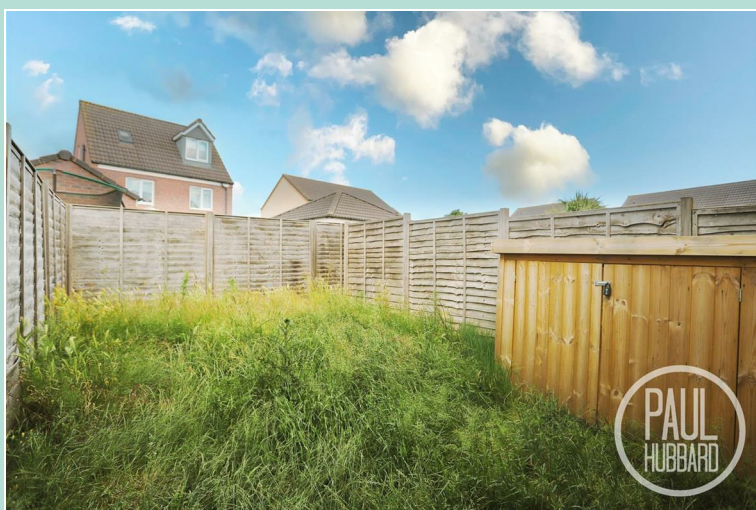


£175,000
Asking Price



Lupton Close

Lowestoft, NR32 3QS

- Modern Persimmon Homes townhouse
- Only available to first-time buyers
- Discount market scheme property - Offered at 80% of full market value
- Two generous double bedrooms
- Spacious lounge/ diner
- Modern fitted kitchen & bathroom
- Ground floor cloakroom
- Off road parking for 2 vehicles
- Fully enclosed rear garden
- Close to local amenities, shops & schools





Location - Oulton Broad

Discover the hidden gem of Oulton Broad, boasting one of the best inland waterways in the UK. Just a stone's throw away from Lowestoft, this vibrant spot is bursting with independent eateries, cosy coffee shops, and picturesque parks. With two train stations offering direct links to Norwich and Ipswich, it's never been easier to explore this stunning location. Whether you're looking for a relaxing day out or an action-packed adventure, Oulton Broad has something for everyone!

Entrance Hall

Composite entrance door, fitted carpet, radiator, stairs to the first floor, under-stair storage cupboard and doors opening to the cloakroom, kitchen & lounge/ diner.

Cloakroom

1.60 x 0.85

Vinyl flooring, radiator, UPVC double glazed obscure window to the front aspect, toilet, wall-mounted wash basin with hot & cold taps and a consumer unit.

Lounge/ Diner

4.71 x 4.10

Fitted carpet, radiator and UPVC French doors opening to the rear garden.

Kitchen

3.65 x 1.97

UPVC double glazed window to the front aspect, units above & below, laminate work surfaces, vinyl flooring, inset stainless steel sink & drainer with mixer tap, built-in oven, gas hob & stainless steel extractor hood and space for a fridge-freezer, washing machine & tumble dryer or dishwasher.

Stairs to the First Floor Landing

Fitted carpet, loft access, built-in storage cupboard and doors opening to the bedrooms & bathroom.

Bedroom 1

3.59 max x 4.15 max

Fitted carpet, radiator and a UPVC double glazed window to the rear aspect.

Bedroom 2

4.12 max x 2.72 max

Fitted carpet, radiator, x2 UPVC double glazed windows to the front aspect, radiator and a built-in storage cupboard.

Bathroom

2.01 x 1.96

Vinyl flooring, radiator, extractor fan, toilet, pedestal wash basin with hot & cold taps, panelled bath with hot & cold taps, a shower attachment and tiled splash backs.

Outside

To the front of the property, a brick-weave driveway provides off-road parking for 2 vehicles. The main entrance door is positioned to the front elevation, while a Pod Point electric vehicle charging point is fitted to the side of the house. Gated side access leads conveniently to the rear garden.

To the rear, the property benefits from a private, enclosed garden, which can be accessed via French doors from the lounge/diner as well as through the side gate.

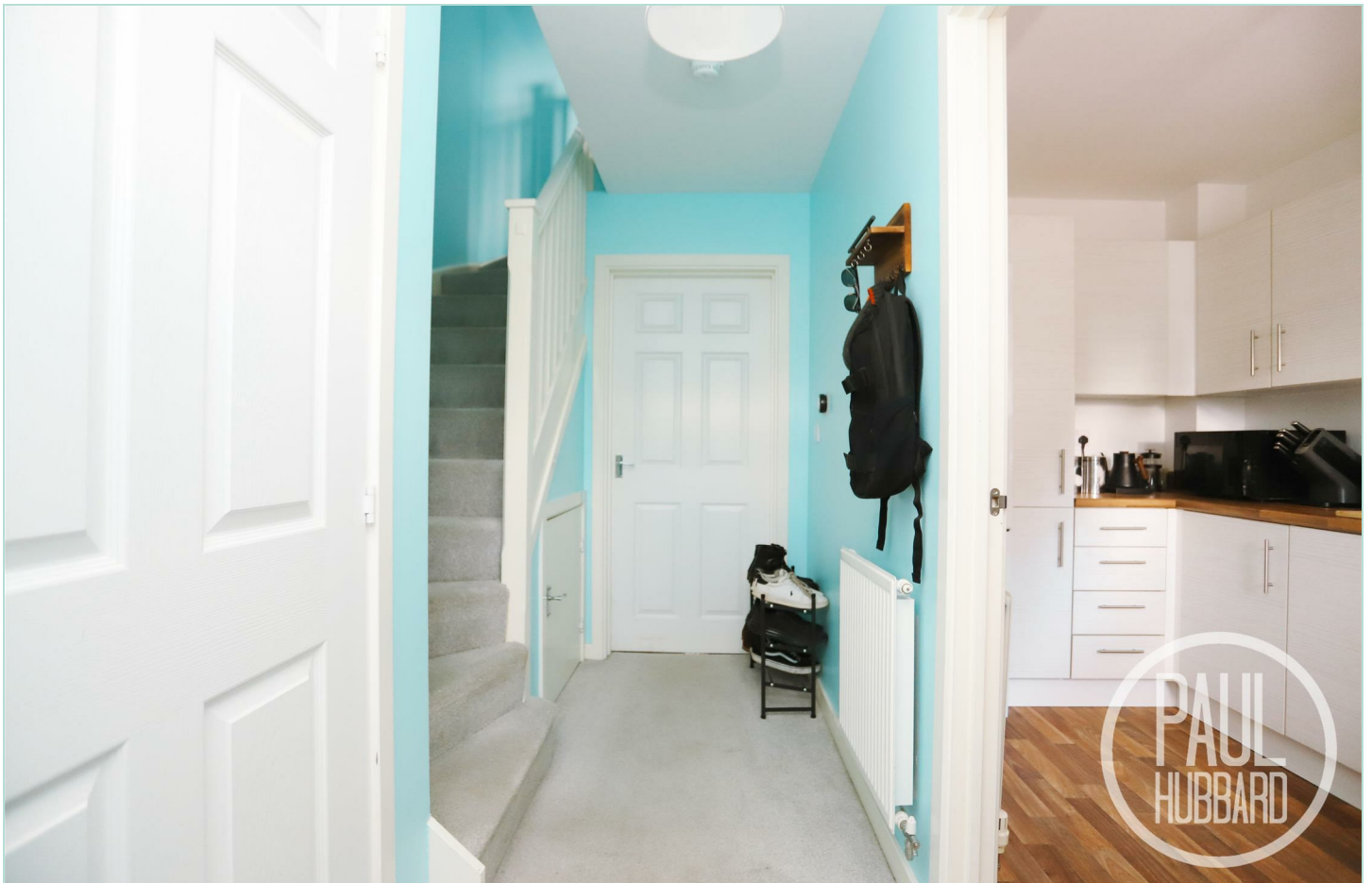


Agent Note

This property is offered under the Discounted Market Scheme and is available exclusively to First-Time Buyers. The purchase price is set at 20% below the current market value. In accordance with the scheme, the property must always be resold at 80% of its market value at the time of sale, ensuring it remains an affordable housing option for future eligible purchasers.

Financial Services


If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.



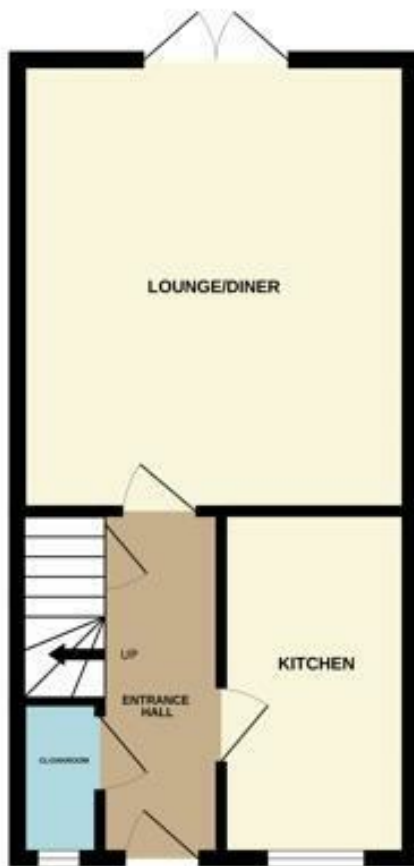




Tenure: Freehold
 Council Tax Band: B
 EPC Rating: B
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
 309 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
 309 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.6 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 fixtures, fittings and appliances shown have not been noted and no guarantee as to their operability or efficiency can be given.
 Made with Intrepid 02020

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements