

44 Oulton Street

Oulton, Lowestoft, NR32 3BB

£180,000

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44 Oulton Street, Oulton, Lowestoft, Suffolk, NR32 3BB

A charming mid terrace cottage style bungalow in desirable Oulton, beautifully maintained and neutrally decorated throughout. Offered to the market with no onward chain, this well presented home provides ready to move into accommodation. The property includes two bedrooms, modern bathroom with separate bath and shower, conservatory and fully enclosed garden with off street parking to the rear.

ENTRANCE HALL
Inner door to sitting room,

SITTING ROOM
uPVC double glaze double doors into garden, Mitsubishi air conditioning unit, spot light ceiling and radiators.

KITCHEN
uPVC double glaze window into conservatory , cupboards and drawers under, cupboards above, worktop space, sink with drainer, built in oven, built in electric hob with extractor fan above, built in fridge freezer, loft hatch and radiator.

CONSERVATORY
uPVC double glaze windows surround, uPVC double glaze double doors into garden and lighting.

BATHROOM
uPVC double glaze frosted window to front aspect, low level WC, vanity basin with cupboards under and space above, shower cubicle and bath with shower boards surround, chrome effect towel radiator , radiator, shaving plug, extractor fan, spot light celling and boiler to wall.

























FRONT BEDROOM
uPVC double glaze window to front aspect and radiator.

BEDROOM
uPVC double glaze window to rear aspect and radiator.

OUTSIDE
To the front, Fully enclosed shingle garden with brick wall surround and access gate. To the rear, brickweave patio area and path to summer house/shed, bedding areas and rear access gate to off street parking.

TENURE
Freehold

COUNCIL TAX BAND
A

MATERIAL INFO
This property has:
Mains Gas, Electric, water & sewerage
Flood Risk Info: Very low
* Broadband: Cable - could achieve speeds of Ultrafast 2000 Mbps
* Mobile: EE, THREE, VODAFONE, 02 ALL LIKELY
* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

IMPORTANT NOTE TO POTENTIAL PURCHASERS:
We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a


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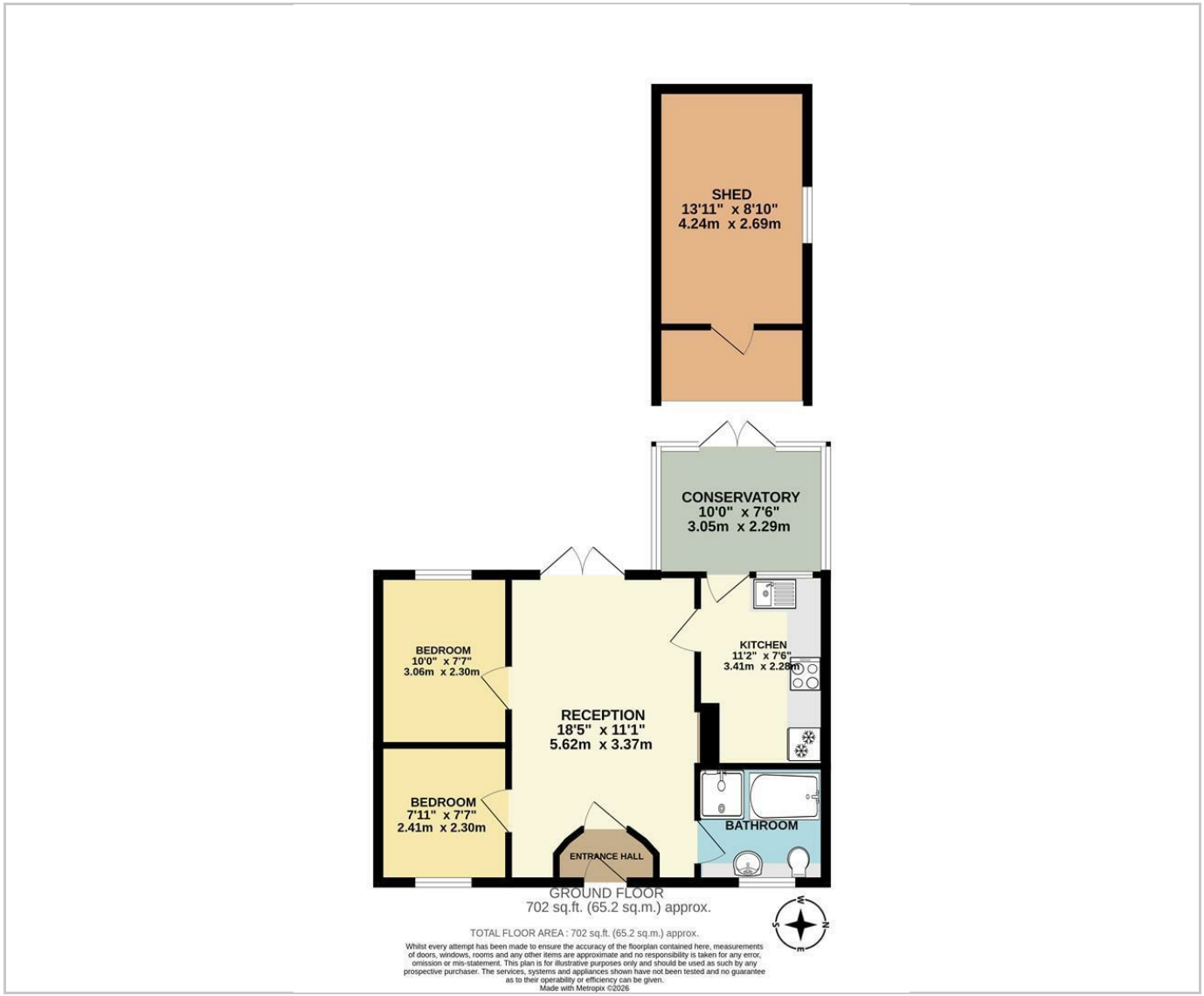

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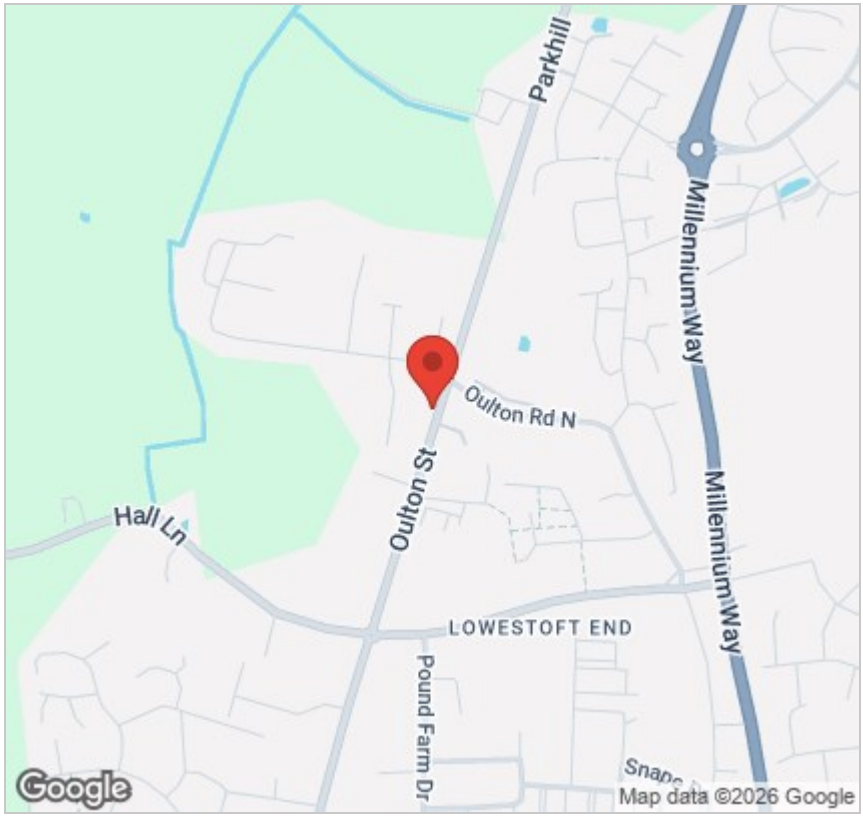


guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. POTENTIAL PURCHASERS: Fixtures and fittings other than those mentioned are to be agreed with the seller. Anti-Money Laundering (AML) Checks: In accordance with current legislation, all purchasers are required to complete AML and identity verification once an offer is accepted. Checks are carried out by our approved third-party provider, Landmark. A non-refundable fee of £30 incl VAT (per person) is payable in advance. A memorandum of sale will not be issued until satisfactory completion of these checks.

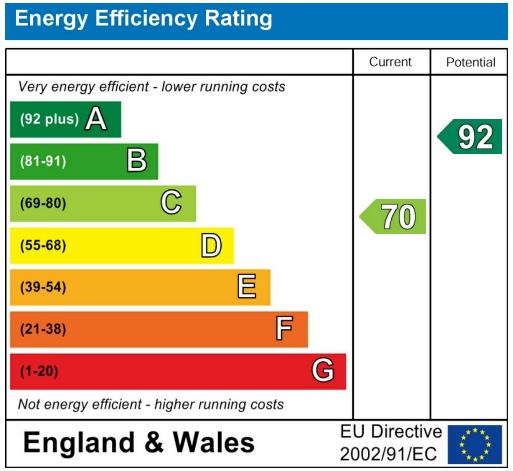
Floor Plan


SHED
13'11" x 8'10"
4.24m x 2.69m
CONSERVATORY
10'0" x 7'6"
3.05m x 2.29m
BEDROOM
10'0" x 7'7"
3.06m x 2.30m
RECEPTION
18'5" x 11'1"
5.62m x 3.37m
KITCHEN
11'2" x 7'6"
3.41m x 2.28m
BEDROOM
7'11" x 7'7"
2.41m x 2.30m
ENTRANCE HALL
BATHROOM
GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.
TOTAL FLOOR AREA : 702 sq.ft. (65.2 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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Area Map



Energy Efficiency Graph



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