





Maplesden Close,Oulton Lowestoft NR32 3QX

william h brown

welcome to

Maplesden Close, Oulton Lowestoft

A charming two bedroom mid-terraced residence located in the ever-desirable Limes development; perfect for first-time buyers.

Entrance Hall
Access to WC. Stairs to first floor. Wood effect flooring. Radiator.

Ground Floor Wc
Double glazed window to front. Wood effect flooring. Wc and wash hand basin. Consumer unit. Radiator.

Lounge
Double glazed window to front. Access to kitchen. Carpet flooring. Integrated storage cupboard. Radiator.

Kitchen
Double glazed door to rear leading to garden. Double glazed window to rear. Tiled flooring. Fitted units and worktops. Sink and drainer. Space for fridge freezer. Plumbing for diswasher and washing machine. Access to boiler. Spotlights. Radiator.

Landing
Access to bedrooms one and two, and bathroom. Loft hatch access. Carpet flooring.

Bedroom One
Double glazed window to rear. Carpet flooring. Radiator.

Bedroom Two
Double glazed window to front. Carpet flooring. Integrated storage cupboard. Radiator.

Bathroom
Wood effect flooring. Wc and wash hand basin. Bathtub with electric overhead shower. Spotlights.

Front Garden
Brick weave driveway to front for 2 cars with patio tiles leading to front door.

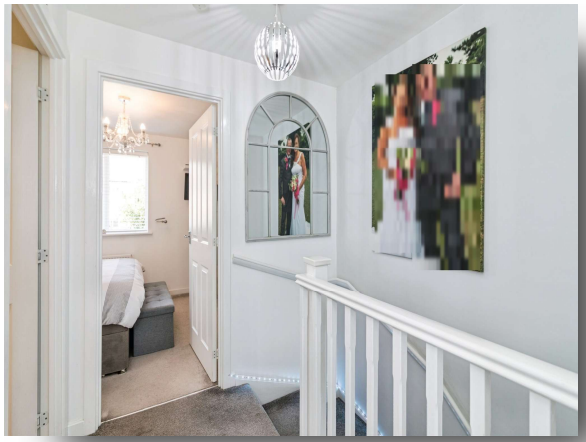
Rear Garden
Patio tiles leading to landscaped grass plot with wooden fence surrounding. Access via rear garden gate. West facing. Shed and outside tap.

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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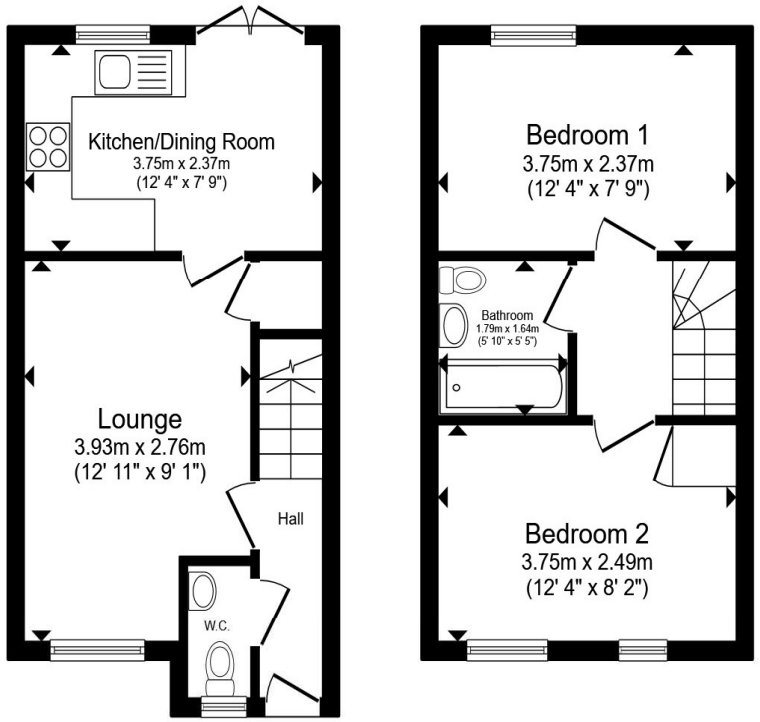
Maplesden Close, Oulton Lowestoft

- Located in the popular Limes estate in Oulton, close to local amenities and Limes Academy School
- Two double bedrooms, ideal for first-time buyers or flexible living (e.g. home office)
- Spacious lounge with large windows and built-in storage
- Modern kitchen/diner with integrated appliances and defined dining area
- CHAIN FREE

Tenure: Freehold EPC Rating: B
Council Tax Band: B

offers over

£190,000



Total floor area 52.5 m² (565 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:
LOW109919 - 0006

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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