



Aldreds  
Estate Agents



5 Lupton Close  
Oulton, Lowestoft, NR32 3QS  
Offers In Excess Of £205,000



## 5 Lupton Close

Oulton, Lowestoft, NR32 3QS

Aldreds are delighted to offer this modern 3 bedrooomed, 3 storey mid terraced townhouse situated in this highly desirable location close to local shops and amenities. The accommodation includes entrance hall, lounge/kitchen/diner, cloakroom and then on the first floor there are 2 bedrooms and the family bathroom. On the second floor there is the main bedroom. To the outside front there is parking for 2 cars and to the rear there is an enclosed garden with patio and artificial grass. Early Viewing Advised

### Entrance Hall

Upvc door, stairs leading up to the first floor, radiator.

### Kitchen/Lounge/Diner

22'2" x 12'2" (6.76 x 3.71)

Modern fitted kitchen with wall and base units, large worktop/breakfast bar, stainless steel sink with draining board, built in oven and grill with electric hob, power points, recess and plumbing for washing machine, recess for fridge/freezer, cupboard housing the gas boiler, 2 x radiators, full length under stair storage. patio doors leading to the rear garden.

### Cloakroom

Low level W.C, pedestal sink, radiator, extractor fan.

### First Floor Landing

Fitted carpet.

### Bedroom 2

12'2" x 7'8" (3.73 x 2.36)

Fitted carpet, power points, radiator.

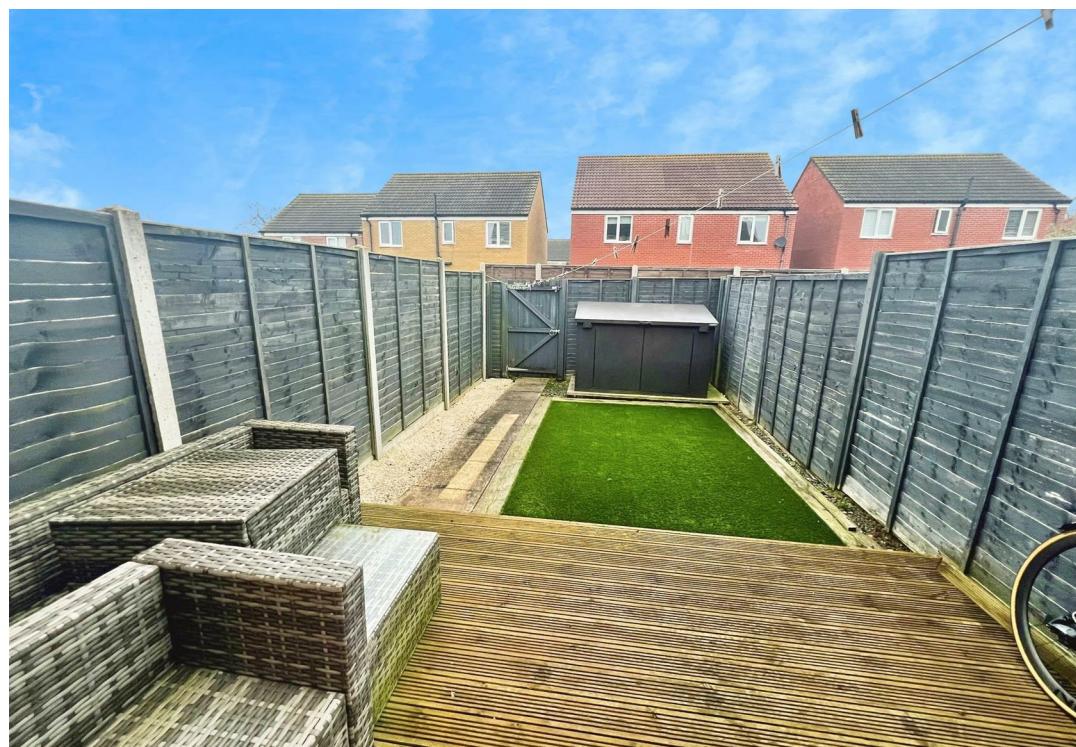
### Bedroom 3

12'2" x 7'8" (3.71 x 2.36)

Fitted carpet, radiator, 2 x windows, power points.

### Family Bathroom

Low level W.C, pedestal sink, panel bath with shower over, heated towel rail, extractor fan.





### Second Floor Landing

Storage cupboard, door leading in to bedroom 1.

### Bedroom 1

15'5" x 8'11" (4.72 x 2.74)

Fitted carpet, 3 x velux windows, access to roof space, power points, radiator.

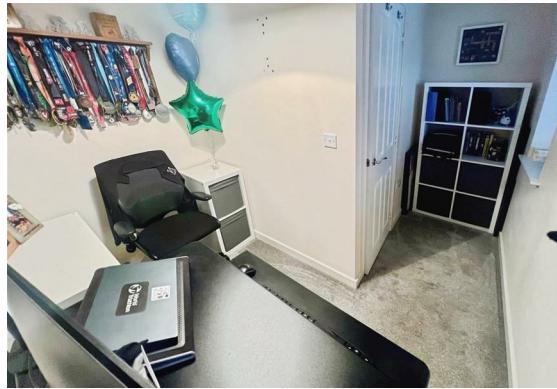
### Outside

#### Outside To The Front

There is a brick weave drive with parking for 2 cars.

#### Outside To The Rear

There is an enclosed low maintenance garden with decked patio and artificial lawn.



## Floor Plan



## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432

if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

## Area Map



## Energy Efficiency Graph

