



Hunton Road, Oulton Lowestoft NR32 3QP

welcome to

Hunton Road, Oulton Lowestoft

****Guide Price £220,000-£240,000**** A charming two bedroom semi detached home based on the highly popular Limes development, with a designated driveway and two W/C's.

Entrance Hall

Access to ground floor wc and lounge. Wood effect flooring. Power points.

Ground Floor Wc

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

Lounge

Double glazed window to front. Access to kitchen. Wood effect flooring. Integrated storage cupboard. Radiator. Tv and power points.

Kitchen/Dining Room

Double glazed door to rear leading to garden. Double glazed window to rear. Access to combi boiler. Wood effect flooring. Fitted units and worktops. Sink and drainer. Integrated fridge freezer. Integrated electric oven and induction hobs. Plumbing for washing machine. Extractor fan. Radiator. Power points.

Landing

Access to bedrooms all bedrooms and bathroom. Loft hatch access. Carpet flooring. Power points.

Bedroom One

Double glazed window to front. Carpet flooring. Integrated wardrobes. Radiator. Power points.

Bedroom Two

Double glazed window to rear. Carpet flooring. Radiator. Power points.

Bathroom

Double glazed window to side. Vinyl flooring. Part tiled walls. Wc and wash hand basin. Bathtub with overhead electric shower unit and shower green. Extractor fan. Radiator.

Front Garden

Brickweave driveway to front with patio tiles leading to front door.

Rear Garden

Patio tiles leading to grass plot. Lockable wooden outhouse. Part fence and part brickwall surrounding. Outside tap. West facing.

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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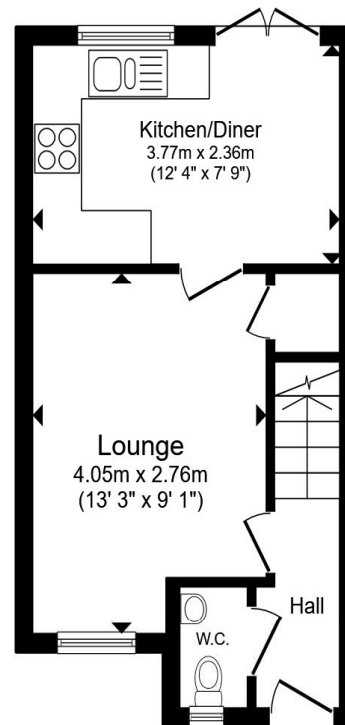
- Two-bedroom home in the highly desirable Limes Estate, Oulton
- Ideal first-time purchase in a popular, homely location
- Driveway for two vehicles to the front
- Well-maintained rear garden with lawn and patio area
- Convenient ground-floor W/C

Tenure: Freehold EPC Rating: C

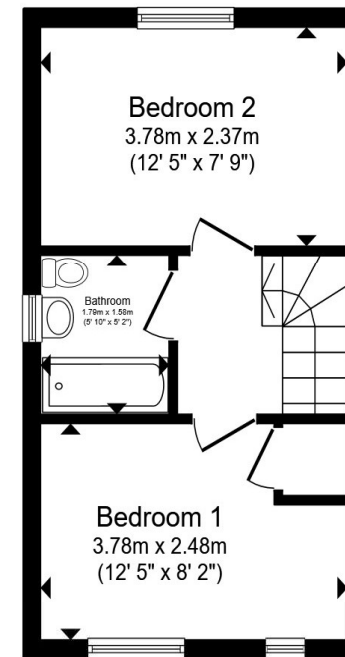
Council Tax Band: B

guide price

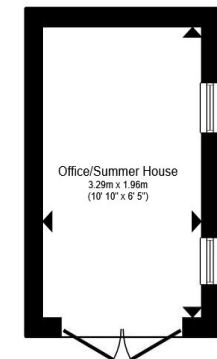
£220,000



Ground Floor



First Floor



Outbuilding

Total floor area 58.8 m² (633 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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Property Ref:
LOW109706 - 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.

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