

# HARDIMANS



**23 Kevington Drive**  
Oulton Broad, Lowestoft, NR32 3JL  
Offers Over £180,000

# HARDIMANS



**23 Kevington Drive, Oulton Broad, Lowestoft, Suffolk, NR32 3JL**

Semi-detached 2 bedroom house with driveway and garage. Situated on desirable residential development in North Oulton Broad close to local shops, schools, mainline train stations and all the recreational amenities that central Oulton Broad has to offer. The property is being sold with no onward chain.

**ENTRANCE HALLWAY**

uPVC double glaze door to front, stairs to first floor, under stairs storage cupboard and radiator.

**KITCHEN**

uPVC double glaze window to front aspect, work top space, cupboards and drawers under, cupboards above, sink with drainer, tile splash back, built in oven and hob, radiator and coved ceiling.

**RECEPTION ROOM**

uPVC double glaze sliding doors to rear, radiator and coved ceiling.

**STAIRS TO FIRST FLOOR AND LANDING**

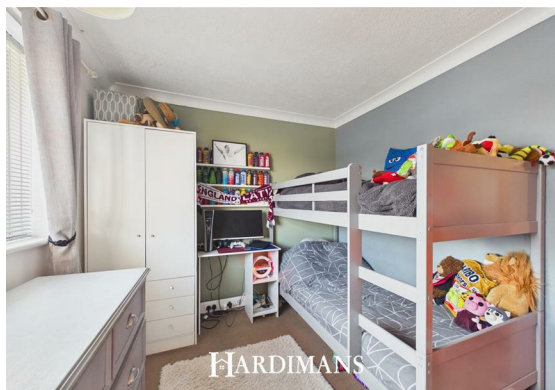
loft hatch.

**PRIMARY BEDROOM**

uPVC double glaze window to rear aspect, built in storage, coved ceiling and radiator.

**BEDROOM 2**

uPVC double glaze window to front aspect, over stairs storage cupboard, radiator and coved ceiling.





## **BATHROOM**

uPVC frosted window to side aspect, low level WC, hand wash basin, bath with electric shower, radiator and coved ceiling.

## **OUTSIDE**

To the front, lawn, driveway to garage with up and over door and rear access door. To the rear, lawn with patio area.

## **TENURE**

Freehold

## **COUNCIL TAX BAND**

B

## **MATERIAL INFO**

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: Cable - 900mb

\* Mobile: 4G - excellent service

\* 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.



## Floor Plan

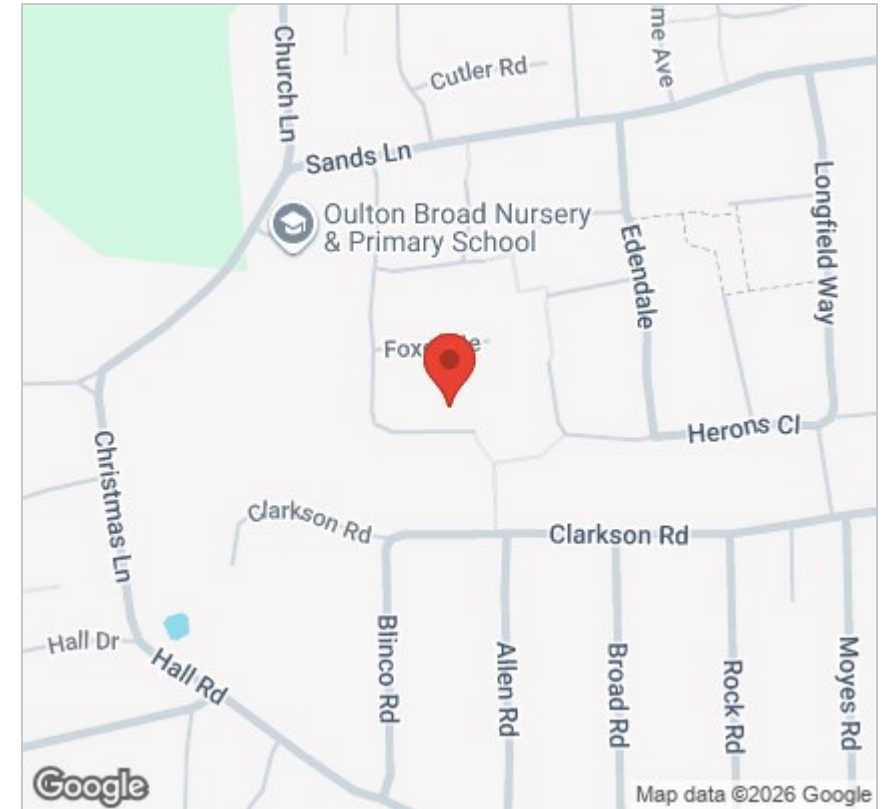


## Viewing

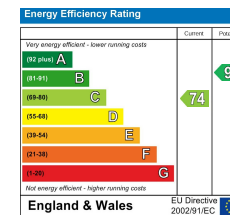
Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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