

**Aldreds**  
Estate Agents



6 Chedgrave Road  
Oulton Broad, Lowestoft, NR33 9DZ

Price Guide £140,000



## 6 Chedgrave Road

Oulton Broad, Lowestoft, NR33

**\*\* 2 BEDROOM BUNGALOW \*\*** Located in Oulton Broad, offering outstanding value for money. Benefits include gas central heating fired via a modern Combi Boiler. Upvc windows and doors & Solar panels giving this property an overall A rated energy rating. Spacious accommodation and generous gardens make this bungalow a very attractive purchase. The property will need some redecoration. Early viewing is strongly recommended.

### Wide Entrance Porch

Ceramic tiled flooring, double aspect Upvc doors.

### Entrance Hall

Ceramic tiled flooring, coved ceiling, radiator.

### Kitchen

10'2" x 9'2" (3.11 x 2.81)

Tiled effect vinyl flooring, range of fitted kitchen units, extended roll top work surfaces, double aspect Upvc windows, full length storage/pantry cupboard, recess for white goods, stainless steel sink with single drainer, tiled splash backs, modern energy efficient wall mounted boiler.

### Lounge

10'7" x 17'1" (3.25 x 5.21)

Fitted carpet, coved ceiling, Upvc window, radiator, power points, timber fireplace with inset living flame electric fire, air conditioning unit.

### Bathroom

Ceramic tiled flooring, white bathroom suite comprising of low level W.C, pedestal sink, panel bath, Upvc window, part tiled walls, radiator.

### Bedroom 1

10'8" x 12'6" (3.26 x 3.83)

Fitted carpet, coved ceiling, Upvc window, power points, radiator.

### Bedroom 2

9'4" x 9'3" (2.87 x 2.82)

Fitted carpet, coved ceiling, radiator, power point, double Upvc patio doors leading out to the rear garden.





### Outside To The Front

There is a open planned lawned garden with brick weave driveway providing ample off road parking for a variety of vehicles.

### Outside To The Rear

There is a fully enclosed lawned garden with timber and felt garden shed all enclosed by high fencing with side access leading to front driveway.

### Services And Tenure

Freehold

Council Tax Band B

Mains Water And Drainage

Mains Electricity And Gas - PV Solar Panels

### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional



## 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

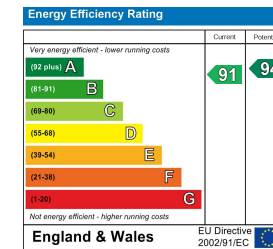
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## Area Map



## Energy Efficiency Graph



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