



49 Oulton Street

Oulton Village, Lowestoft, NR32 3BA

Offers Over £190,000



Aldreds are delighted to offer this 3 bedroomed modern semi detached home situated in this very desirable Oulton village location. Offering outstanding value for money with versatile family accommodation including wide entrance hall, beautiful front to back open plan lounge/diner, fitted kitchen leading out to the conservatory. On the first floor you have 3 good sized separate bedrooms and a family bathroom. To the outside rear there is a fully enclosed lawned garden with rear driveway providing ample off road parking which could provide space for a garage subject to the appropriate planning permissions. Within walking distance of all local amenities and with easy access to both Great Yarmouth, Oulton Broad & Lowestoft Town Centre. Early viewing is strongly recommended as properties at this realistic asking price in this desirable location rarely become available.



Wide Entrance Hall

Fitted carpet, galleried staircase leads off to the first floor, Upvc entrance door, Upvc window, telephone point, radiator, under stair storage cupboard.

Lounge/Diner 11'10" x 21'11" (3.63 x 6.7)

Timber effect vinyl flooring, coved ceiling, double aspect Upvc windows, radiator, power points, fireplace with tiled hearth, T.V point, ample space for family size dining table and chairs.

Kitchen 9'7" x 8'4" (2.94 x 2.55)

Tiled effect vinyl flooring, range of modern fitted kitchen units, extended work surfaces, tiled splash backs, double poly carbonate sink with single drainer, recess for white goods including plumbing for washing machine, gas cooker point, enclosed extraction cooker hood, Upvc window, Upvc door leading to conservatory.

Conservatory 9'8" x 9'8" (2.96 x 2.97)

Ceramic tiled flooring, pitched poly carbonate roof, large aspect Upvc windows, double Upvc doors leading to rear garden.

First Floor

Full size landing, fitted carpet, loft access leading to insulated loft space, power points, full length airing cupboard housing the modern energy efficient combination boiler.

Bedroom 1 11'1" x 12'1" (3.39 x 3.7)

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

Bedroom 2 9'8" x 9'6" (2.95 x 2.91)

Fitted carpet, radiator, power points, T.V point, Upvc window.

Bedroom 3 7'1" x 8'6" (2.17 x 2.61)

Fitted carpet, radiator, Upvc window, power points.

Family Bathroom

Timber effect vinyl flooring, white bathroom suite comprising of a p shaped bath with multi function shower over, enclosed by a opening glass screen, low level W.C, vanity sink unit, full length feature towel rail, Upvc window.

Outside To The Front

There is an enclosed front garden with footpath to front door.

Outside To The Rear

There is a fully enclosed lawned garden with raised decked seating area, ornamental slate borders, rear driveway providing ample off road parking, garage space subject to the appropriate planning permission. All enclosed by high fencing and timber gate.

Tenure And Services

Freehold

Mains Water Drainage Electric & Gas

Council Tax Band - B

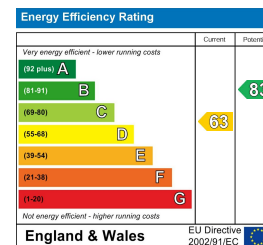
Area Map



Floor Plans



Energy Efficiency Graph



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.

143 London Road North, Lowestoft, Suffolk, NR32 1NE

Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA