



**44 Oulton Street**  
Oulton, Lowestoft, NR32 3BB  
Offers Over £180,000

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## 44 Oulton Street, Oulton, Lowestoft, Suffolk, NR32 3BB

A charming mid terrace cottage style bungalow in desirable Oulton, beautifully maintained and neutrally decorated throughout. Offered to the market with no onward chain, this well presented home provides ready to move into accommodation. The property includes two bedrooms, modern bathroom with separate bath and shower, conservatory and fully enclosed garden with off street parking to the rear.

### ENTRANCE HALL

Inner door to sitting room,

### SITTING ROOM

uPVC double glaze double doors into garden, Mitsubishi air conditioning unit, spot light ceiling and radiators.

### KITCHEN

uPVC double glaze window into conservatory, cupboards and drawers under, cupboards above, worktop space, sink with drainer, built in oven, built in electric hob with extractor fan above, built in fridge freezer, loft hatch and radiator.

### CONSERVATORY

uPVC double glaze windows surround, uPVC double glaze double doors into garden and lighting.

### BATHROOM

uPVC double glaze frosted window to front aspect, low level WC, vanity basin with cupboards under and space above, shower cubicle and bath with shower boards surround, chrome effect towel radiator, radiator, shaving plug, extractor fan, spot light ceiling and boiler to wall.





### FRONT BEDROOM

uPVC double glaze window to front aspect and radiator.

### BEDROOM

uPVC double glaze window to rear aspect and radiator.

### OUTSIDE

To the front, Fully enclosed shingle garden with brick wall surround and access gate. To the rear, brickweave patio area and path to summer house/shed, bedding areas and rear access gate to off street parking.

### TENURE

Freehold

### COUNCIL TAX BAND

A



### MATERIAL INFO

This property has:  
Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: Cable - could achieve speeds of Ultrafast 2000 Mbps

\* Mobile: EE, THREE, VODAFONE, O2 ALL LIKELY

\* 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.





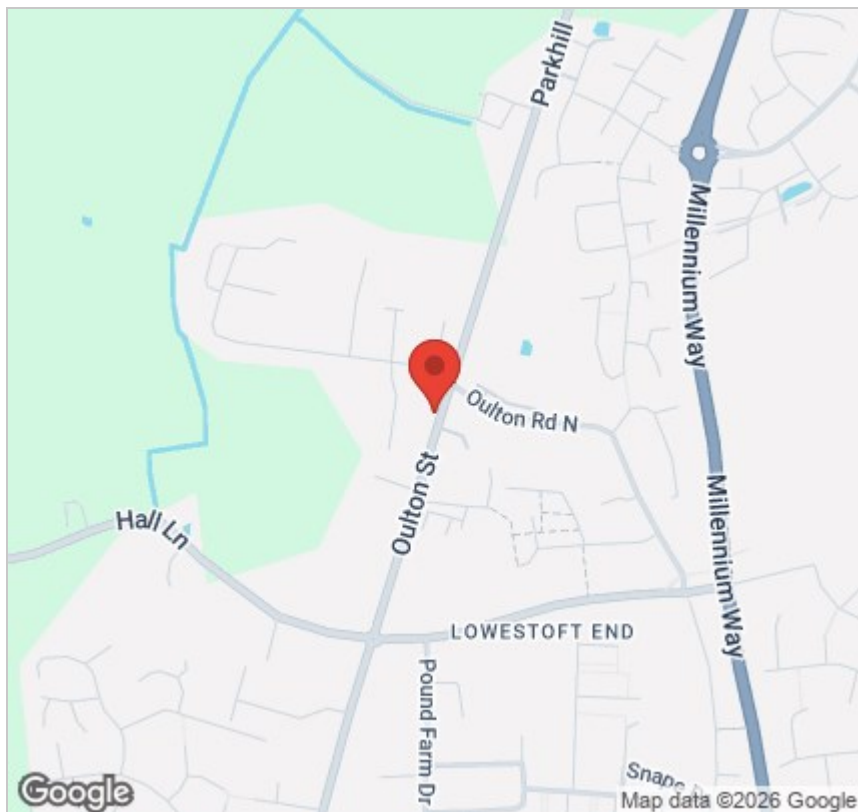


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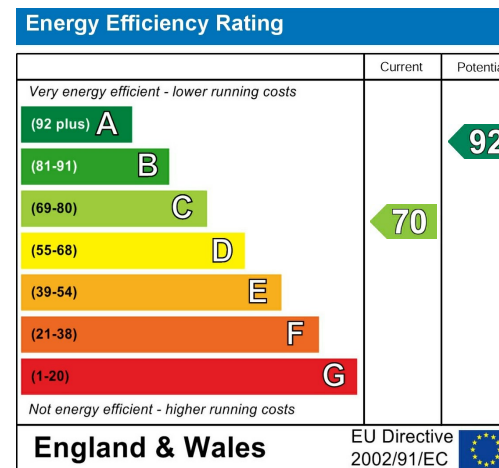
# Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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