

HARDIMANS



3 Pegasus Mews
, Oulton Broad, NR32 3PE
£260,000

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3 Pegasus Mews, Oulton Broad, Lowestoft, NR32 3PE

CHAIN FREE, Nestled in the charming area of Oulton Broad, Pegasus Mews presents an excellent opportunity for those seeking a delightful semi-detached house. This inviting property boasts three well-proportioned bedrooms, making it ideal for families or those in need of extra space. The single reception room offers a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests.

Oulton Broad is known for its picturesque surroundings and vibrant local amenities, including shops, parks, and recreational activities. The area is well-connected, making it easy to access nearby towns and cities. This property is not just a house; it is a place where you can create lasting memories.

Whether you are looking to buy or rent, this semi-detached house in Pegasus Mews is a wonderful choice for those who appreciate both comfort and convenience in a lovely setting. Do not miss the chance to make this property your new home.

PORCH

upvc door to front, upvc windows to front and side aspect, radiator and coved ceiling.

ENTRANCE HALL

stairs.



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SITTING ROOM/DINING ROOM
uPVC double glaze window to front aspect, sliding doors to rear garden, electric coal effect fireplace with mantle and surround, under stairs storage cupboard, radiators and coved ceiling.

KITCHEN

uPVC double glaze window to rear aspect, worktop space, cupboards and drawers under, cupboards above, twin sink with drainer, tile splash back, standings for oven with extractor fan above and coved ceiling.

UTILITY

uPVC double glaze door to rear access, uPVC double glaze window to rear aspect, worktop space, cupboards and drawers under, cupboards above, twin sink with drainer, tile splash back, standings for appliances and radiator and coved ceiling.

LANDING

Stairs, airing cupboard, loft hatch and radiator.

BEDROOM 1

upvc double glaze windows to rear aspect, radiator and coved ceiling.

BEDROOM 2

uPVC double glaze window to front aspect, built in wardrobe, radiator and coved ceiling.



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BEDROOM 3

UPVC double glaze window to front aspect, radiator and coved ceiling.

BATHROOM

Window to rear aspect, porthole window to side aspect, low level WC, hand wash basin, corner bath, corner shower cubicle with electric shower.



OUTSIDE

To the front, lawn with path to front door. To the rear, mainly laid to lawn with patio area and mature shrubs, access door to garage and rear access gate to driveway.



TENURE

Freehold

COUNCIL TAX BAND

B

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

* Broadband: No connection, if connected could achieve speeds of Ultrafast 1800 Mbps download 1000 Mbps upload

* Mobile: IF CONNECTED EE, THREE, VODAFONE, 02 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.

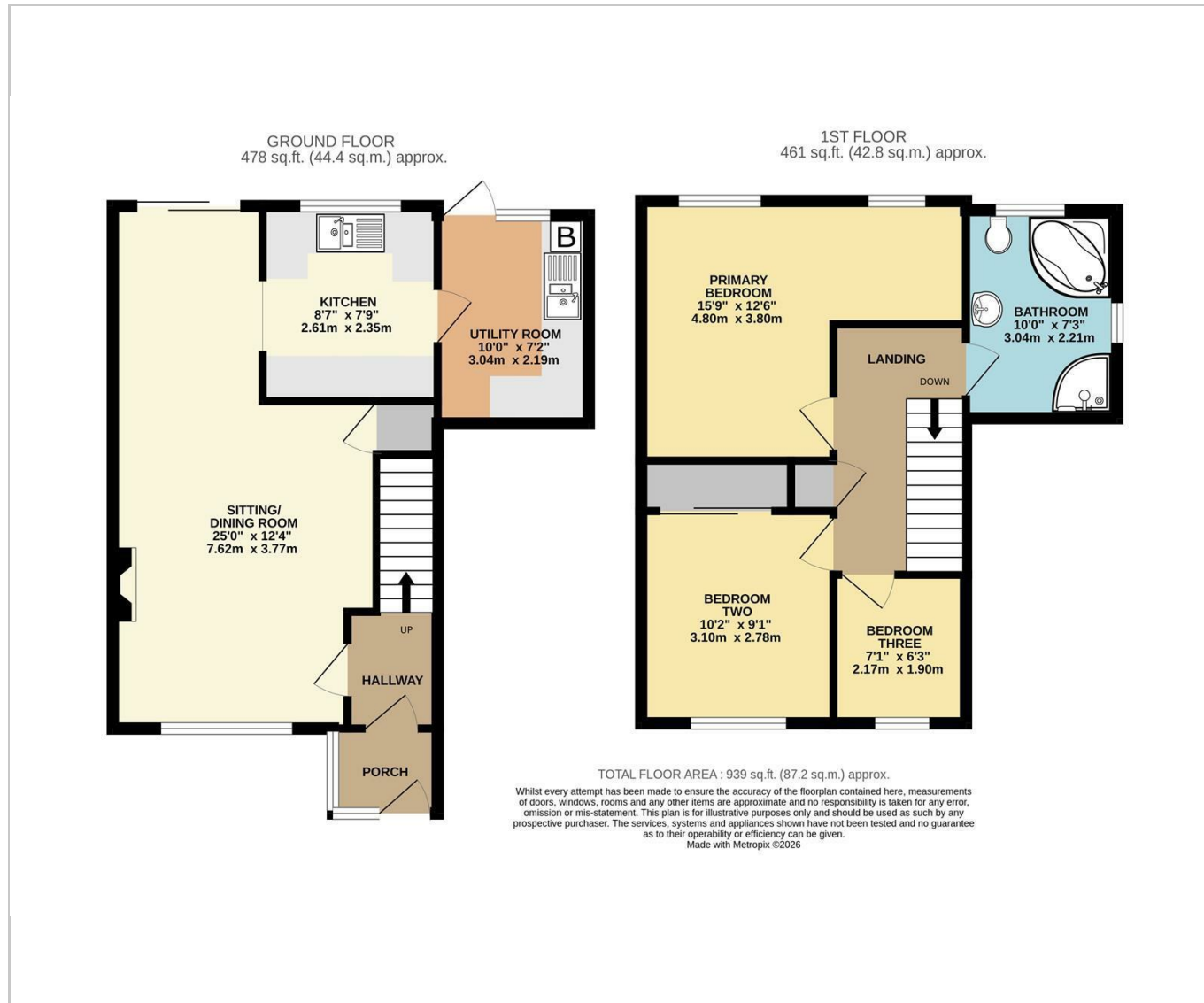




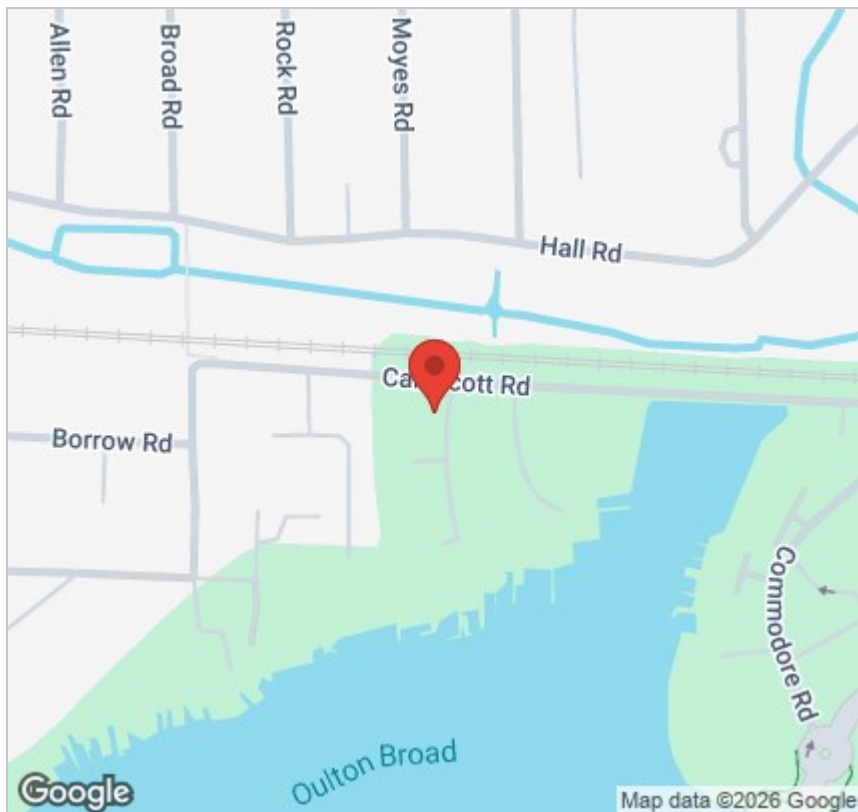


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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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