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OIEO **£244,000**



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14 Meadow Road Oulton Village, NR32 3AZ

- REFURBISHED THROUGHOUT
- TWO DOUBLE BEDROOMS
- EPC C
- CUL-DE-SAC IN VILLAGE NEIGHBOURHOOD
- OPEN PLAN KITCHEN DINER
- NEW FLOOR COVERINGS
- HARDSTANDING FOR CARAVAN
- PLEASANT GARDENS
- VACANT POSSESSION & NO ONWARD CHAIN
- DOUBLE GLAZED THROUGHOUT

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

Entrance Porch 6' 9" x 5' 5" (2.07m x 1.66m)

Walk to the right side of the Bungalow and you will reach your modern part-glazed front door and enter into the Porch. This is a handy room to hang up your coat, kick off your shoes while another door leads you in to your ...

Hall

Your inner Hallway has been freshly decorated and features a brand new fitted carpet, radiator and doors lead off to both Bedrooms, Bathroom and ...

Kitchen Diner 15' 1" x 10' 11" (4.59m x 3.34m) narrowing to 2.86m

Located centrally, your Dining Kitchen is the hub of your home. On the Kitchen side, a range of base and wall units are fitted to three walls with beech shaker style doors and drawers with a black roll edged worktop over. A one-and-a-half bowl stainless steel sink with mixer tap is located under your uPVC sealed unit double glazed window, there's a vinyl floor covering, a brand new Hotpoint double cooker and ample space is provided for your automatic washing machine, fridge freezer and your combi boiler is housed here too. The room has been freshly decorated in white.

On the dining side, again freshly decorated, there is ample space for your dining suite plus a further uPVC sealed unit double glazed window to side garden views which also allows an abundance of natural daylight in, there's also a radiator and brand new fitted carpet.

Lounge 15' 1" x 11' 11" (4.59m x 3.64m)

A beautiful light and bright Living Room with wonderful views into your rear Garden through the uPVC sealed unit double glazed sliding patio doors. A further double glazed window attracting plenty of daylight. Freshly plastered and decorated in white with a brand new fitted carpet and two radiators also feature.

Bathroom 8' 1" x 5' 5" (2.47m x 1.65m)

Fully tiled in a modern contemporary manner, your bathroom features a suite comprising of a panel bath with shower and screen over, pedestal sink and low level WC. There's also a chrome heated towel rail radiator, opaque uPVC sealed unit double glazed window and wood effect vinyl floor covering.

Bedroom 1 11' 3" x 10' 0" (3.43m x 3.05m)

Located to the front part of the bungalow, Bedroom one features a uPVC sealed unit double glazed window, it is freshly decorated and features a new fitted carpet and radiator.

Bedroom 2 10' 5" x 10' 0" (3.17m x 3.05m)

The smallest of the two is still a good size double also features a uPVC sealed unit double glazed window, brand new fitted carpet, radiator and also freshly decorated.

OUTSIDE

Front Garden & Driveway

Tucked away toward the end of Meadow Road, your gravel driveway is long enough for several vehicles. There's also a large gravel area which is perfect to store your caravan or motorhome. There's a lawn and further long the Drive, a lockable gate leads you to your ...

Rear Garden

Enclosed by fence to all boundaries, your rear garden is mainly laid to lawn with a patio nearest the rear of the bungalow, perfect for sitting out, a barbecue or even a spot of alfresco dining.

Council Tax

East Suffolk Band C

SUMMARY

If you are looking for a lovely bungalow, chain free and in a village location which has undergone a full refurbishment, then look no further. To view, simply call us on the number on page one of this brochure.

Gas and Electrical Certs all up to date.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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BEAUTIFULLY REFURBISHED DETACHED BUNGALOW IN TUCKED AWAY LOCATION

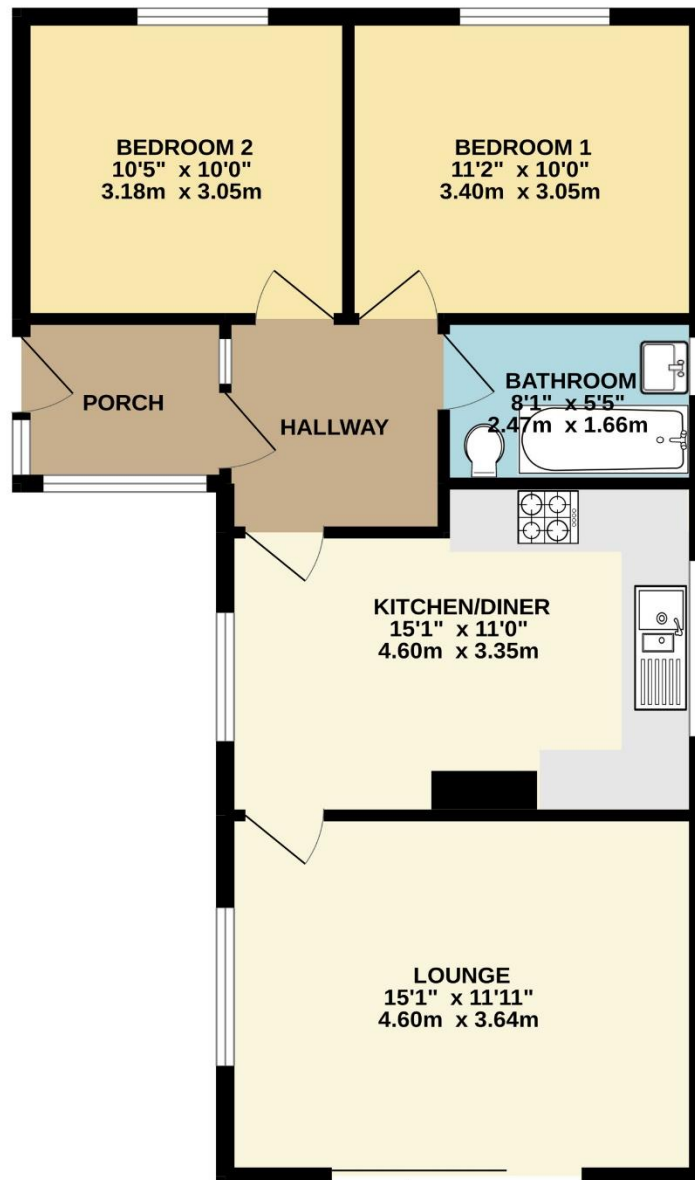
We are delighted to offer for sale this lovely bungalow set in pleasant Gardens at the end of the cul-de-sac of meadow Road. Every room has undergone a major makeover, freshly decorated in white with some freshly plastered walls and new floor coverings throughout... your accommodation comprises of an Entrance Porch, Large Lounge, Kitchen Diner, Bathroom and two double Bedrooms. Complete with the creature comforts of gas central heating and uPVC double glazing, there's also a Driveway with extra caravan or motorhome storage and private side and rear Gardens.

NO ONWARD CHAIN & OVER 675 sq ft of LIVING

LOCATION AND AMENITIES

Meadow Road is a quiet Cul-De-Sac just off Oulton Street which is a very sought after and popular neighbourhood set to the north of Lowestoft. Almost rural, the beautiful Suffolk countryside is yards away, however still convenient for a range of local amenities such as farm shops, a very good pub/restaurant, a two Superstores only a couple of miles away and the bustling seaside town of Lowestoft only about three of miles down the road. The very attractive Oulton Broad with Nicolas Everitt Park, lovely broad and range of restaurants and railway station.

Contact: The 'One Online' Team | **Mobile:** 07787 436600 | **Email:** info@one-estates.co.uk



14 MEADOW ROAD, OULTON

TOTAL FLOOR AREA : 675 sq.ft. (62.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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