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## 17 Lothing Street Oulton Broad, NR32 3NB

- MODERNISED TERRACED COTTAGE
- TUCKED AWAY LOCATION
- THREE BEDROOMS
- DOUBLE GLAZED THROUGHOUT
- LOVELY GARDEN TO REAR
- SEPARATE DINING ROOM
- EXCELLENTLY PRESENTED
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- SOUGHT AFTER OULTON BROAD

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION IN DETAIL

### LOUNGE 3.68m x 3.35m (12' 1" x 11' )

Through the modern front door and straight into your cosy, yet spacious Lounge. There's a uPVC sealed unit double glazed window to front aspect, a radiator, fitted carpet, flat plastered ceilings and feature fireplace.

### STAIRS

Between your Lounge and Dining Room, your carpeted staircase leads you up to all first floor rooms.

### DINING ROOM 3.68m x 3.40m (12' 1" x 11' 2")

Located centrally between your Lounge and Kitchen, your Dining Room provided ample space for a family sized dining table and features a uPVC sealed unit double glazed window to rear garden views, a fitted carpet, radiator, flat plastered ceiling and a handy understair cupboard.

### KITCHEN 3.70m x 2.35m (12' 2" x 7' 9")

Your modern contemporary Kitchen features a range of base and wall units fitted to two walls complete with flat 'beech' effect doors and drawers and a roll edge worktop over. Appliances include a gas hob with extractor hood over and oven below, ample space is provided for your tall fridge freezer and washing machine or Dishwasher and your combi boiler is located here. Your stainless steel sink and drainer is located under your uPVC sealed unit double glazed window and your back door leads you outside. Flat plastered ceiling with inset spotlights, laminate flooring and modern tiling give it that fresh look. A door leads you in to your ...

### BATHROOM 2.62m x 1.75m (8' 7" x 5' 9")

Another contemporary room, your Bathroom features a suite comprising of a 'P' shaped bath with shower and screen over, vanity wash hand basin and low level loo. There's a laminate floor, opaque uPVC sealed unit double glazed window and radiator.

## FIRST FLOOR

At the top of the stairs, a small landing allows access to Bedrooms one and two.

### BEDROOM 1 3.68m x 3.35m (12' 1" x 11' )

Located at the front of the property, your Master uPVC sealed unit double glazed window to front aspect, fitted carpet, radiator and built in cupboard.

### BEDROOM 2 3.68m x 3.40m (12' 1" x 11' 2")

Another good size double room with a uPVC sealed unit double glazed window, radiator and fitted carpet.

### BEDROOM 3 3.70m x 2.44m (12' 2" x 8' )

This would make the ideal dressing room, nursery or Bedroom 3. There's a uPVC sealed unit double glazed window, fitted carpet and radiator also featured.

## OUTSIDE

### FRONT GARDEN

There's a small wall with gate and a path leads you up to your front door.

### REAR GARDEN

Enclosed by fence and very private, your rear Garden features a patio area, perfect to sit out, a barbecue or even a spot of alfresco dining. There's a lawned area and a gate for rear access.

### COUNCIL TAX Band A

## SUMMARY

Whether you are a first time buyer looking to get on the ladder, an investor looking for that next buy to let or if you are looking for a holiday home in the most sought after Broadland village location, this could be the one for you.

To view, call us today

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 MODERNISED COTTAGE | BROADLAND VILLAGE LOCATION

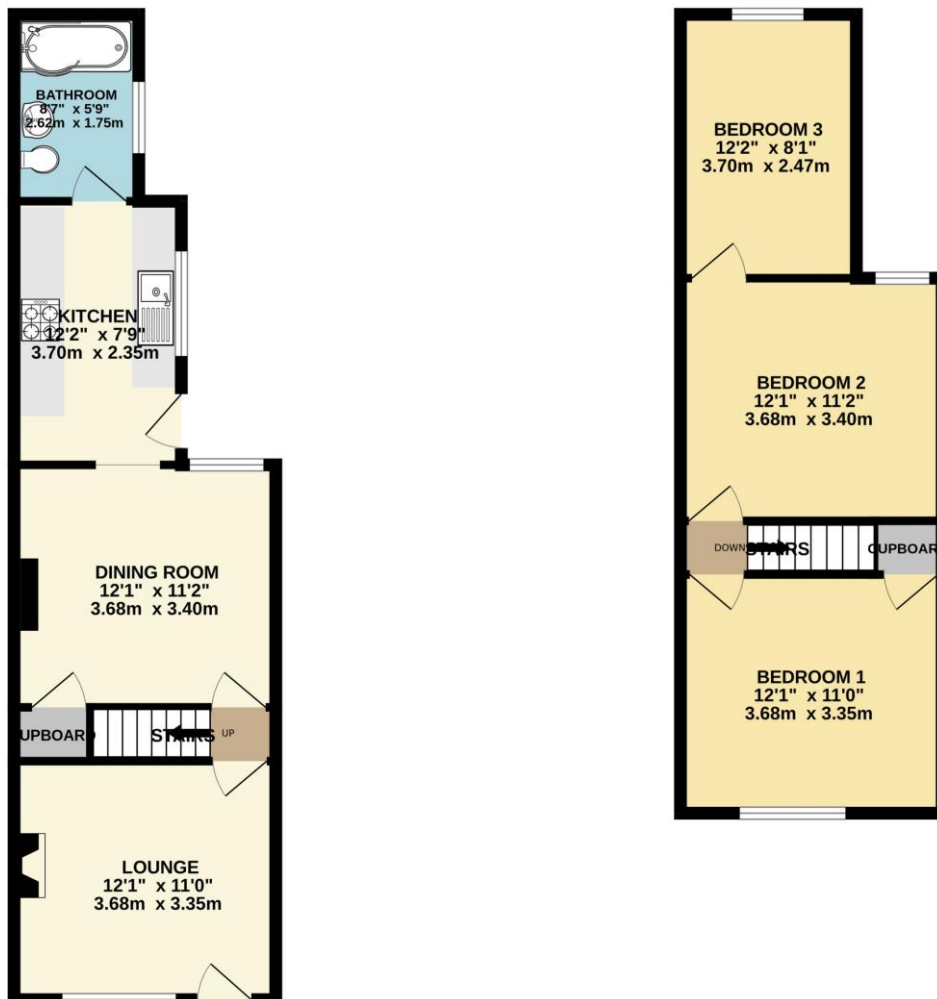
We are delighted to offer for sale this lovely terraced cottage located which is tucked away on Lothing Street, right in the heart of Oulton Broad. Your accommodation comprises of a Lounge, separate Dining Room, contemporary Kitchen and stunning Bathroom on the ground floor, while upstairs, tow double Bedrooms and a third. Outside there's a beautiful rear Garden with a lawned area, garden shed and patio, perfect for outdoor living. All of this with the creature comforts of gas central heating and double glazing.

**NO ONWARD CHAIN | EXCELLENTLY PRESENTED**

## LOCATION AND AMENITIES

Lothing Street is a hidden away located which is situated in the heart of the Broadland Village of Oulton Broad, the towns of Lowestoft and Great Yarmouth are easily accessible. There are a range of amenities within reach including plenty of pubs, restaurants, two Oulton Broad Railway Station give links to Norwich and Beccles, there's a doctors surgery, a range of takeaways along with the well known Nicholas Everitt Park.

**Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: [steve@one-estates.co.uk](mailto:steve@one-estates.co.uk)**



17 LOTHING STREET, LOWESTOFT

TOTAL FLOOR AREA : 829 sq.ft. (77.0 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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