



## 26 Lupton Close, Oulton

Fixed Price £175,000

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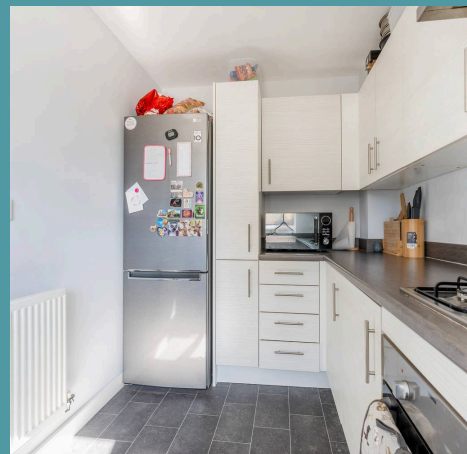
Oulton, Lowestoft

Presenting to the market this mid-terrace residence, in the welcoming area of Oulton, with an 80% discount marketing scheme for first time buyers only! With no ground rent or maintenance charges, this residence is ready to move straight into and make your own.

Showcasing an equipped kitchen, a spacious sitting/dining room, two bedrooms and a bathroom. Externally, you will find an enclosed garden and an allocated parking space.

### Location

Oulton is a wonderful area of Suffolk close to the popular seaside town of Lowestoft. Close by is Oulton Broad, one of the finest stretches of inland water in the UK and forms the southern gateway to the Broads National Park. A popular place to come for water sports such as sailing, canoeing, rowing & boating, as well as pampering & self-indulgence sessions in restaurants, cafes, pubs, wine bars, shops & health & beauty salons. Oulton is well connected with two train stations offering direct services to Norwich and Ipswich, with fast and frequent transfers directly to London.





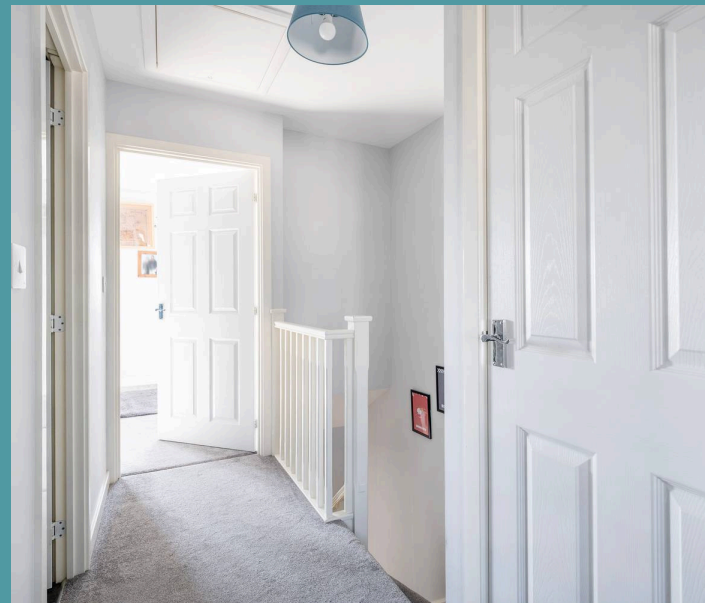
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Oulton, Lowestoft

Upon entering, a welcoming entrance hall sets the tone for what lies beyond, exuding a sense of comfort and homeliness. The ground floor of this delightful property greets you with a conveniently located WC, adding that touch of practicality for modern living. Positioned at the front of the residence is a well-equipped kitchen fitted with wall and base units, integrated appliances and plenty of storage space. The spacious sitting/dining room invites relaxation and entertaining, with large double doors that open out to the garden, flooding the room with natural light and creating a seamless transition between indoor and outdoor living spaces.

Ascend to the first floor, where you will encounter two bedrooms, each thoughtfully designed to offer comfort and relaxation. The second bedroom has the versatility to be a home office or dressing room, depending on your own requirements. Completing the upper floor is a family bathroom, comprising of a modern three piece suite.

Towards the rear is a maintained enclosed garden that is predominately laid to lawn, with space for a timber shed for storing your garden equipment. At the front of the residence is an allocated parking space, ensuring convenience and ease.





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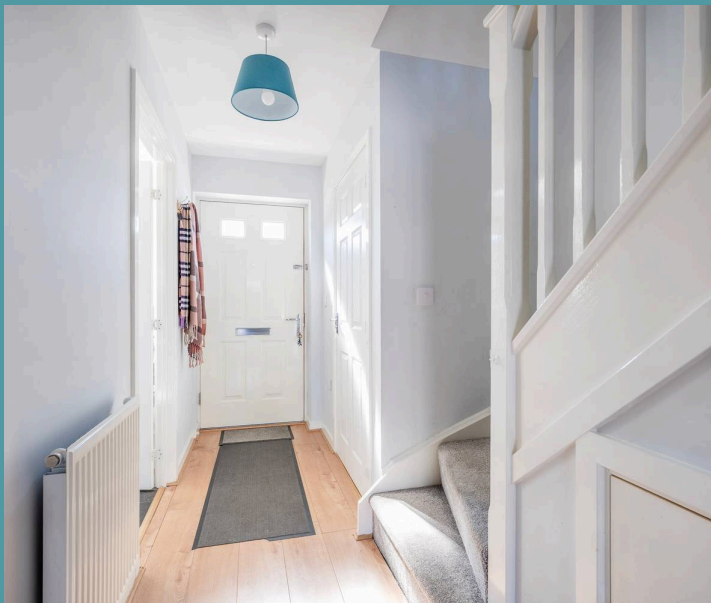
### Agents notes

We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.

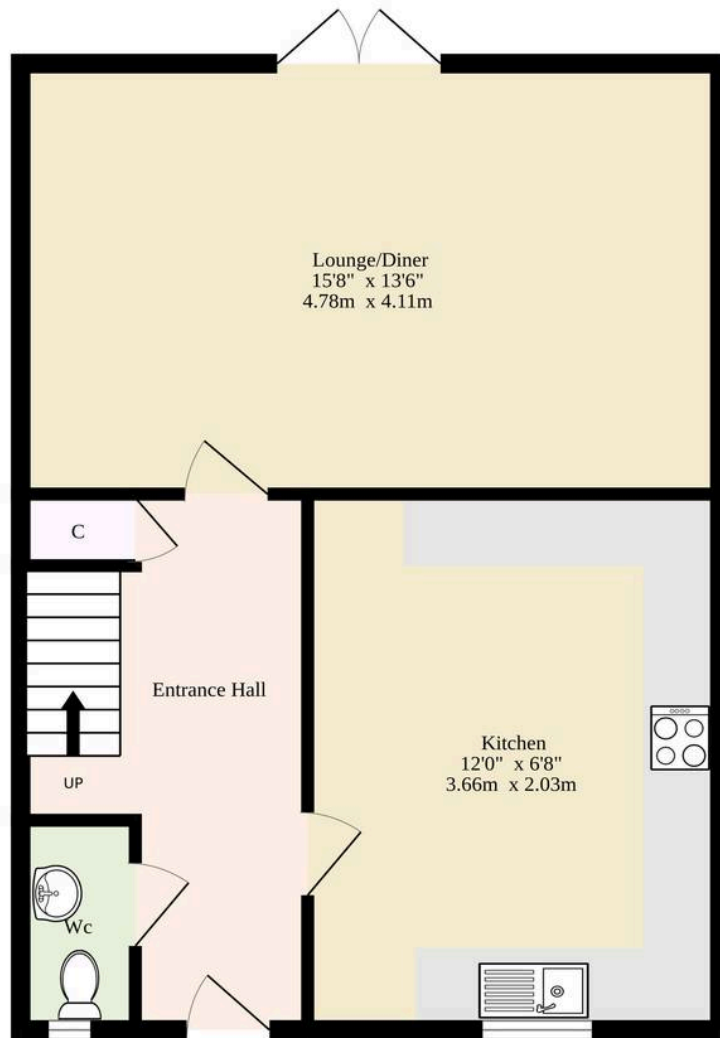
Heating system - Gas central heating.

Council tax band: B

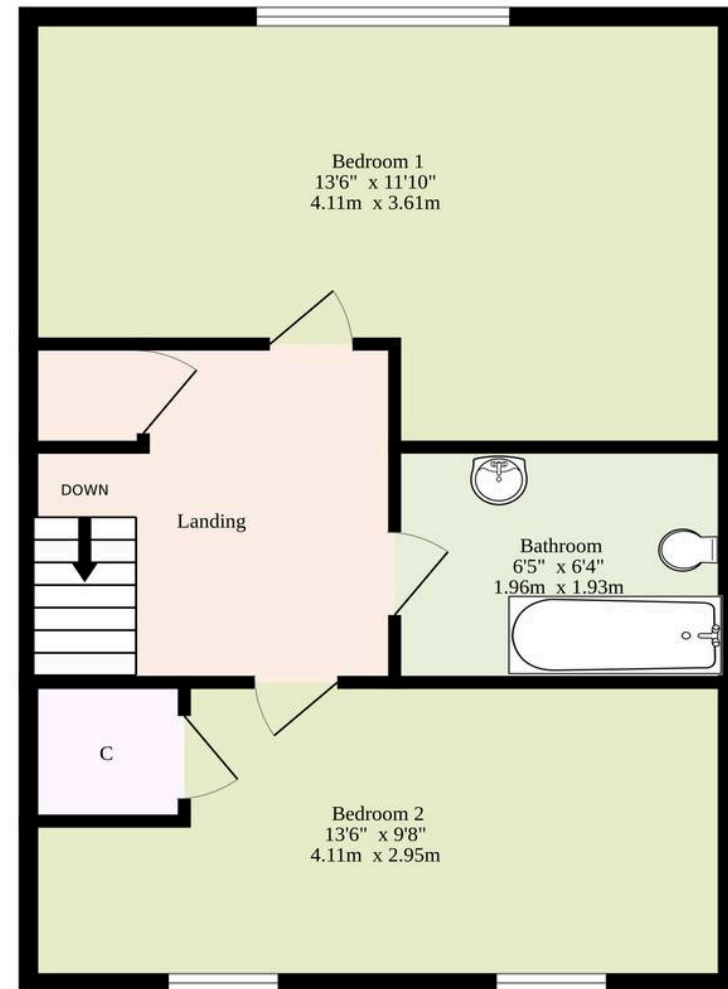
- Mid-terrace residence down a quiet cul-de-sac, in the wonderful area of Oulton, within the coastal town of Lowestoft
- 80% discount marketing scheme, first time buyers only!
- No ground rent or maintenance charge
- Ready to move into and make your own
- Welcoming entrance hall, complemented by a convenient WC
- Kitchen equipped with wall and base units, integrated appliances and storage space
- Sitting/dining room inviting relaxation and entertaining, with double doors that open out to the garden
- Two bedrooms and a family bathroom
- Enclosed garden and an allocated parking space at the front of the residence
- Close to local shops, schools, healthcare facilities and scenic walks



**Ground Floor**  
353 sq.ft. (32.8 sq.m.) approx.



**1st Floor**  
356 sq.ft. (33.1 sq.m.) approx.



**TOTAL FLOOR AREA : 709 sq.ft. (65.9 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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