



Worlingham Way, Lowestoft, NR32 4SD

GUIDE PRICE £200,000 - £210,000

- IN NEED OF MODERNISATION
- 3 BEDROOMS
- LAID TO LAWN GARDENS
- NO CHAIN
- uPVC DOUBLE GLAZING
- DRIVEWAY
- DETACHED
- GAS CENTRAL HEATING
- GARAGE

IDEALLY located on the cusp of Oulton village close to all amenities & public transport on your doorstep. This 3 bed DETACHED bungalow is IN NEED OF RENOVATION throughout...

HALLWAY

Giving access to all areas; fitted carpet, radiator, power points and loft access in situ. Built-in cupboard provides storage and houses the consumer unit, gas central heating boiler and the hot water / immersion tank.

LOUNGE

4.25m x 3.39m (13'11" x 11'1")
Overlooking the front of the home; fitted carpet, uPVC double glazed windows, radiator, TV and power points.

KITCHEN

2.90m x 2.74m (9'6" x 8'11")
Wall and base units, worktop, inset sink / drainer, integral oven with hob and extractor fan over; space / plumbing for your chosen appliances. Vinyl flooring, uPVC double glazed window and power points.

BATHROOM

White suite comprises a pedestal basin, WC and bath with electric shower over. Vinyl flooring, opaque uPVC double glazed window and radiator.

BEDROOM 1

3.04m x 2.94m (9'11" x 9'7")
Double bedroom overlooks the rear garden; fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobes.

BEDROOM 2

2.88m x 2.74m (9'5" x 8'11")
Another double bedroom also with rear aspect; fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobes.

BEDROOM 3

2.72m x 2.63m (8'11" x 8'7")
Fitted carpet, uPVC double glazed window, radiator and power points.

OUTSIDE

Laid to lawn gardens give a blank canvas for you to do as you wish. Timber shed, greenhouse, outside lighting and water; GARDEN ROOM is part brick with double glazed windows and polycarbonate roof; tiled flooring and double doors. Driveway provides parking / hardstanding for 4 vehicles and leads to the...



GARAGE

5.31m x 2.48m (17'5" x 8'1")
Brick garage with vehicular up and over door, light, power and personnel door.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND B

ENERGY PERFORMANCE - RATING D