



**Aldreds**  
Estate Agents

77 Oulton Street

Oulton, Lowestoft, NR32 3BA

Offers In Excess Of £155,000



## 77 Oulton Street

Oulton, Lowestoft, NR32 3BA

Aldreds are delighted to present this beautifully maintained three bedroom mid terraced house, ideally located in the highly sought after village of Oulton. Positioned within close proximity to local schools, shops, and amenities, the property also benefits from being within walking distance of Oulton Broad and offers excellent transport links into Lowestoft town centre. The accommodation comprises a lounge, separate dining room, modern fitted kitchen, and a contemporary ground floor bathroom. Upstairs, the property offers three bedrooms. Finished to a high standard throughout, the home further benefits from gas central heating, uPVC double glazing, and an outbuilding with power—ideal for storage or workspace use. To the rear, there is a well-maintained private garden, perfect for entertaining and outdoor dining. Offering superb value, this property would make an ideal purchase for a first-time buyer or a buy-to-let investor. Early viewing is highly recommended.

### Lounge

10'11" x 10'4" (3.33 x 3.16)

Fitted carpet, T.V point, power points, telephone point, radiator, Upvc double glazed window, flat plastered ceiling, wall lights, composite front door.

### Inner Hallway

Fitted carpet, stairs up to the first floor

### Dining Room

10'10" x 11'3" (3.32 x 3.45)

Fitted carpet, power points, T.V point, Upvc double glazed window, radiator, under stair cupboard, flat plastered ceiling.

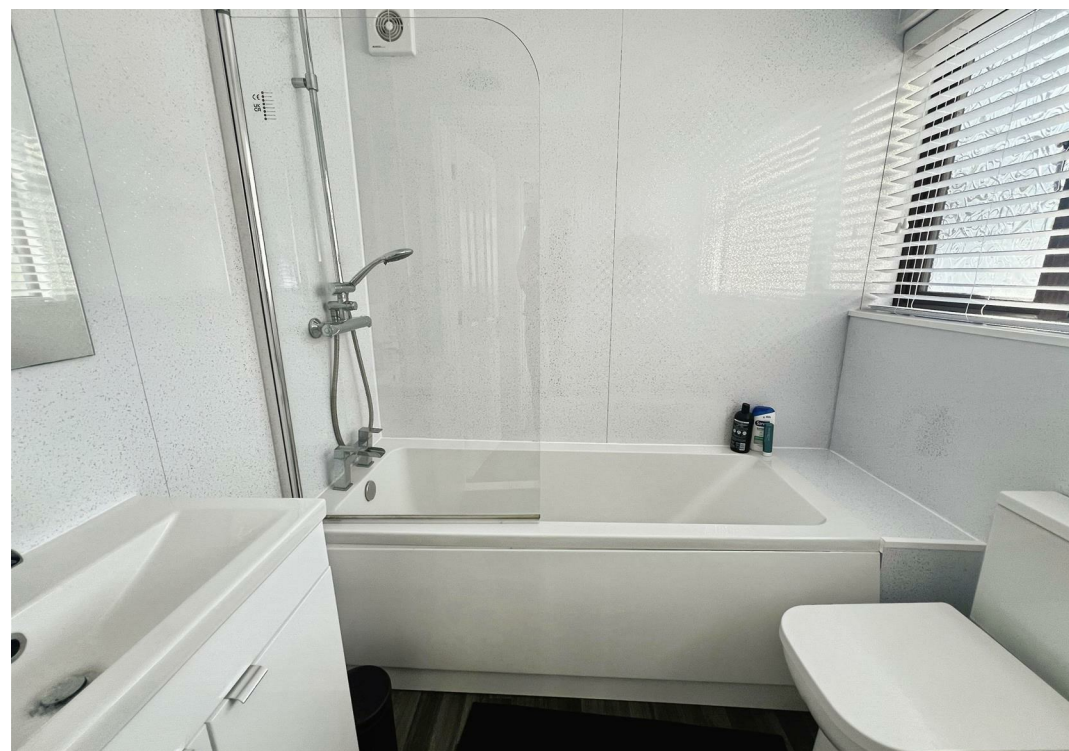
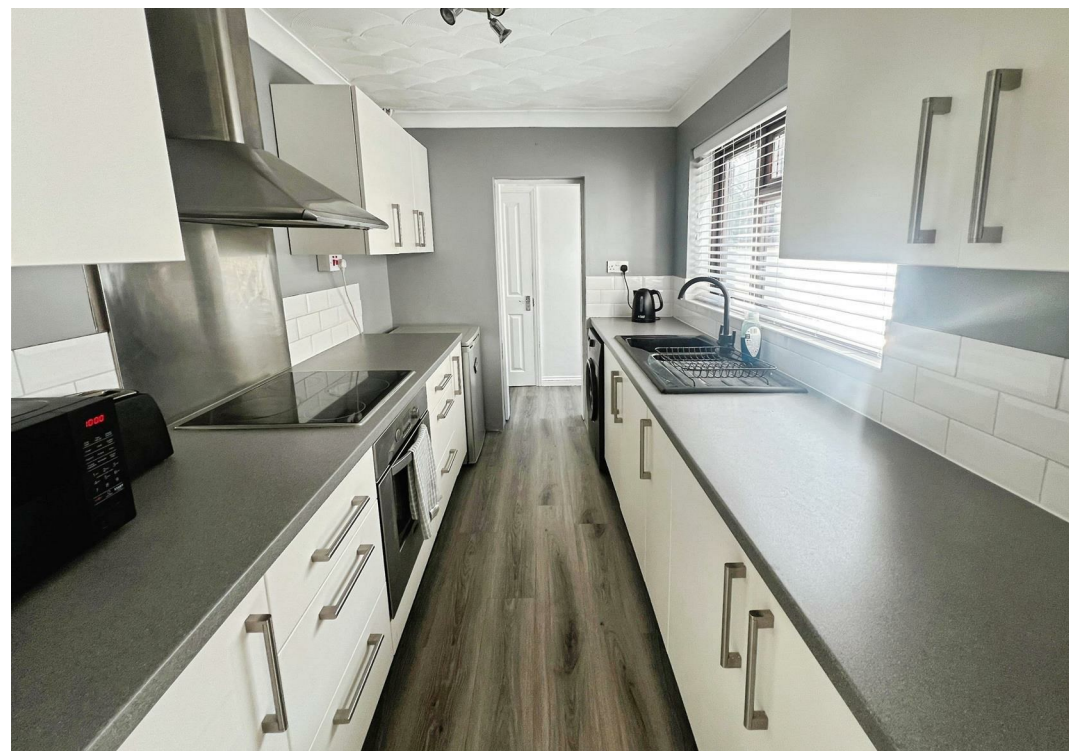
### Kitchen

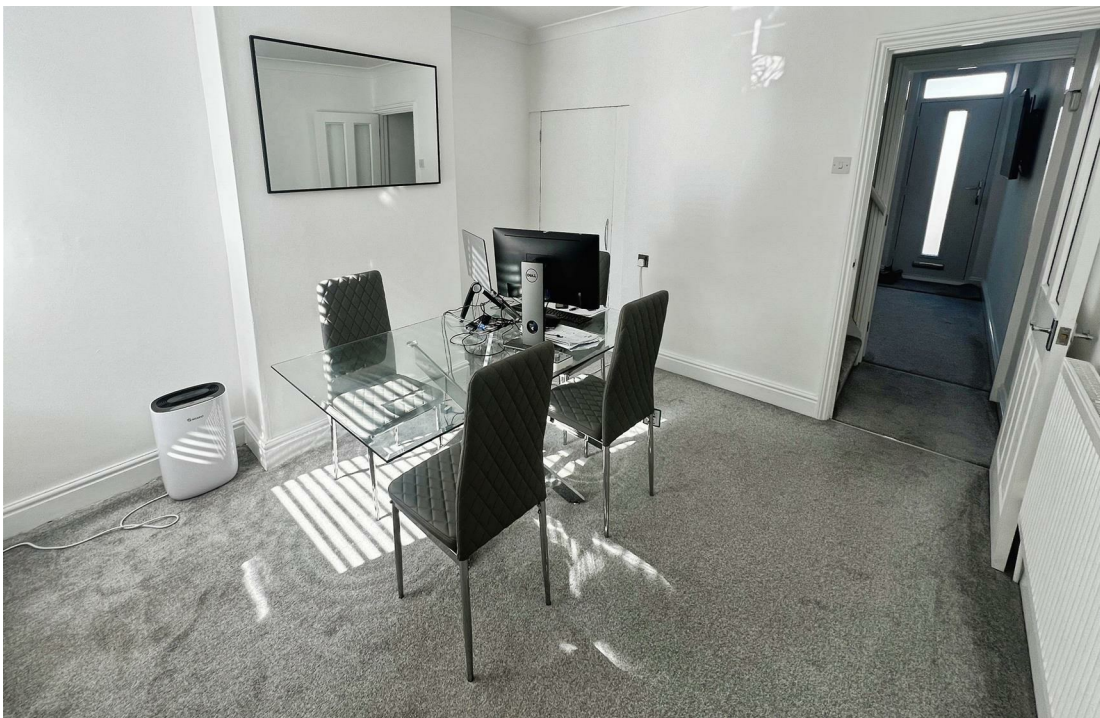
10'1" x 6'7" (3.08 x 2.01)

Laminate flooring, partly tiled walls, range of fitted units, roll top work surfaces, composite sink with draining board, recess and plumbing for washing machine, integrated electric oven and hob, recess for fridge, extractor fan, Upvc double glazed window.

### Rear Lobby

Upvc door leading out to the rear garden. Vinyl flooring.





### Bathroom

Vinyl flooring, bathroom suite comprising of a panel bath with shower over, low level W.C, pedestal sink, Upvc double glazed window, extractor fan, heated towel rail.

### First floor Landing

#### Bedroom 1

12'1" x 10'6" (3.70 x 3.21)

Fitted carpet, radiator, Upvc double glazed window, power points, flat plastered ceiling.

#### Bedroom 2

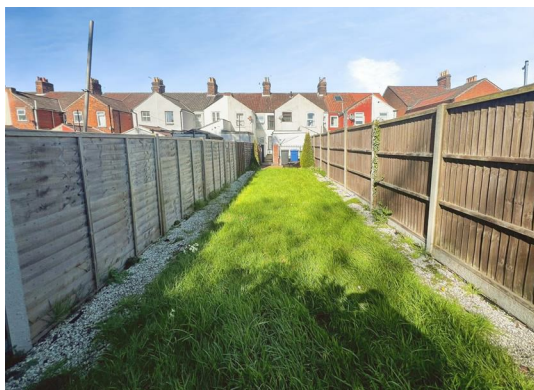
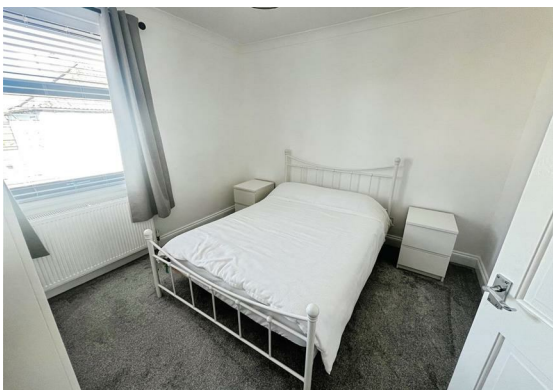
11'8" x 10'10" (3.56 x 3.31)

Fitted carpet, radiator, power points, Upvc double glazed window, full length storage cupboard, flat plastered ceiling.

#### Bedroom 3

10'1" x 6'5" (3.08 x 1.97)

Fitted carpet, radiator, Upvc double glazed window, power points, flat plastered ceiling.



### Outside

To the front there is a small courtyard with decorative gravel enclosed by a low level brick wall. To the rear there is a bisected garden with paved courtyard area, outside lighting, outside tap, pedestrian access leading to lawned rear garden.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

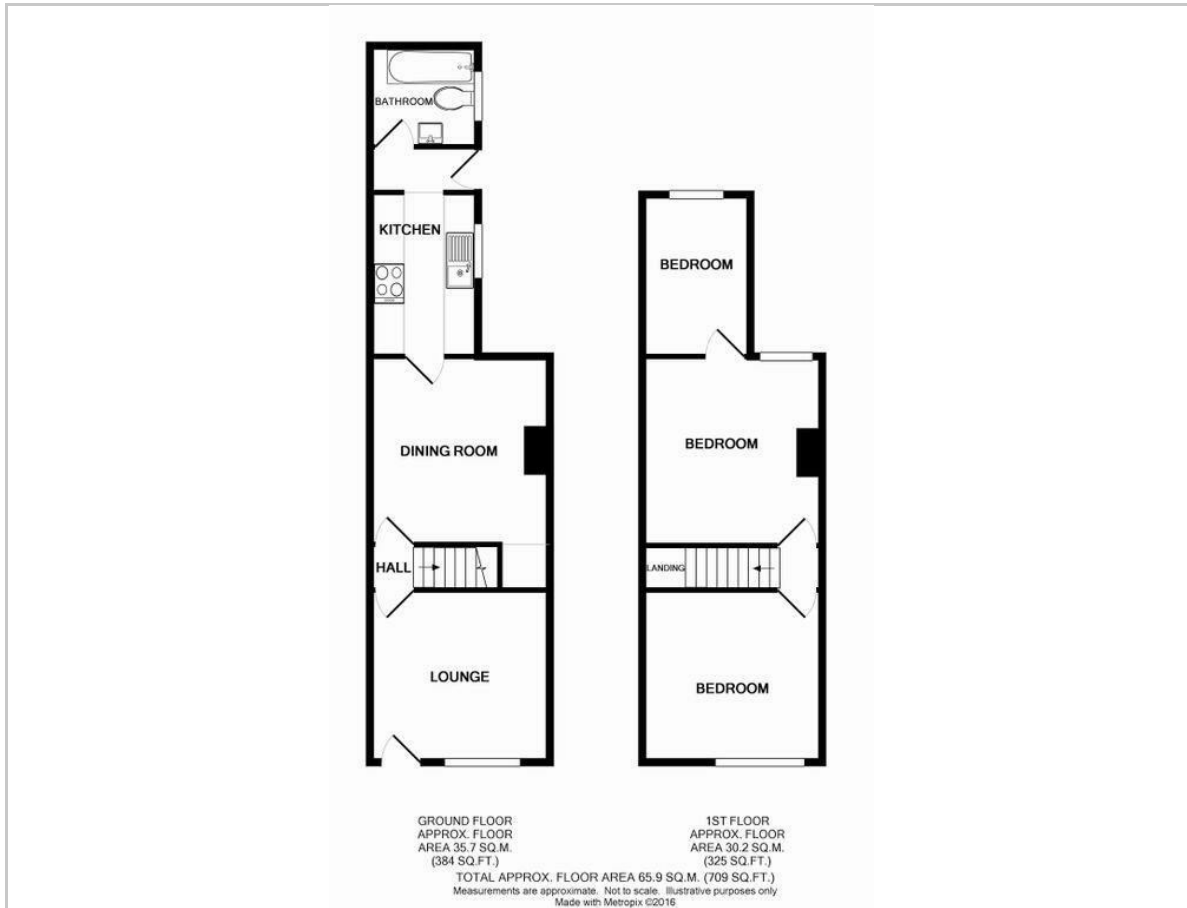
### Council Tax

Band 'A'

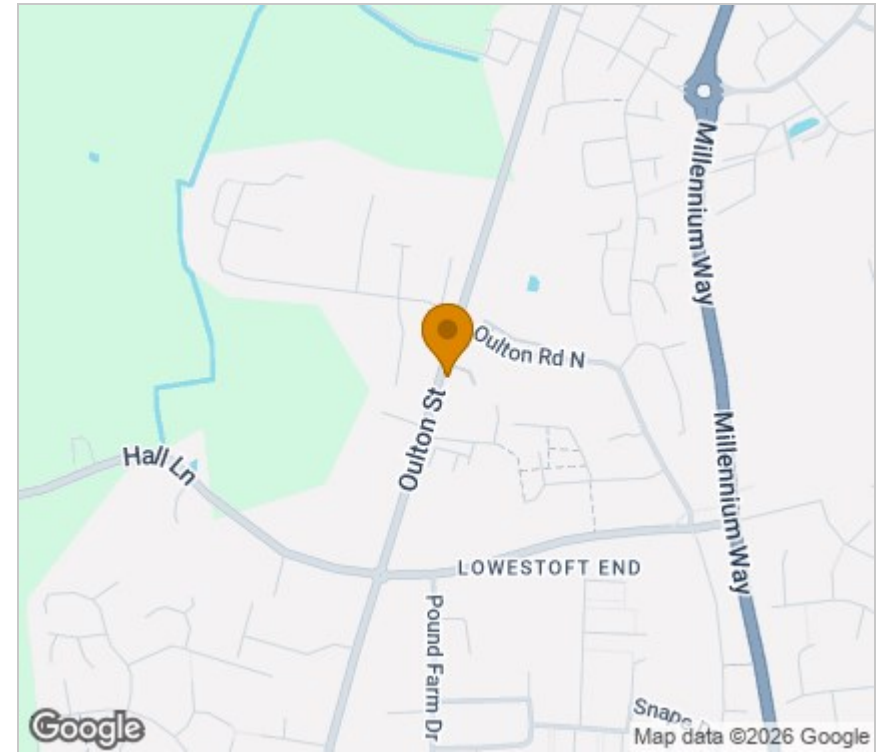
Ref: L2589/04/26



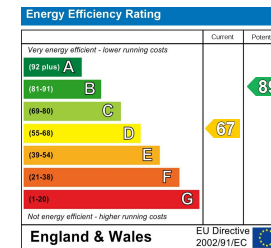
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

143 London Road North, Lowestoft, Suffolk, NR32 1NE

Tel: 01502 565432 Email: [lowestoft@aldreds.co.uk](mailto:lowestoft@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA