

Aldreds
Estate Agents

14 Brendon Close

Oulton Broad, Lowestoft, NR32 3HL

Asking Price £210,000

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Aldreds are delighted to offer this three-bedroom semi-detached house, ideally situated in the highly desirable North Oulton Broad area, just off Sands Lane. Offering excellent value for money, the property would benefit from some updating and improvement works, providing an excellent opportunity for buyers to personalise the accommodation to their own requirements. The versatile accommodation comprises an entrance hall, an open-plan L-shaped lounge/diner, and a kitchen. To the first floor are three bedrooms and a family bathroom. Outside, the property benefits from a front driveway providing ample off-road parking, leading to a garage. To the rear is a well-presented lawned garden, enjoying a particularly private rear and side aspect. Further benefits include uPVC double-glazed windows, gas-fired central heating and no onward chain. An early viewing is highly recommended to appreciate the accommodation, location and potential this property has to offer.

Wide Entrance Hall
Fitted carpet, radiator, Upvc entrance door.

L-Shaped Lounge/Diner
13'1" x 21'7" (4.01 x 6.60)
Fitted carpet, double aspect Upvc windows including Upvc sliding doors leading out to the rear garden, radiator, power points, T.V point, ample space for family size dining table and chairs.

Kitchen
11'8" x 7'3" (3.58 x 2.23)
Tiled effect vinyl flooring, range of fitted kitchen units with extended work surfaces, stainless steel sink with single drainer, power points, tiled splash backs, recess for white goods, radiator, full length storage/pantry cupboard, Upvc window, Upvc door leading to side driveway, wall mounted energy efficient combination boiler.

First Floor
Landing with fitted carpet, Upvc window, radiator.















Bedroom 1
10'1" x 12'3" (3.09 x 3.75)
Fitted carpet, Upvc window, power points, T.V point.

Bedroom 2
9'10" x 9'2" (3.01 x 2.81)
Fitted carpet, Upvc window, power points.

Bedroom 3
8'4" x 7'6" (2.55 x 2.30)
Floorboarding, Upvc window, power points.

Family Bathroom
Tiled effect vinyl flooring, bathroom suite comprising of a panel bath, pedestal sink, low level W.C, radiator, half tiled walls, Upvc window, full length storage cupboard.

Outside To The Front
There is a open plan garden which is laid to lawn with driveway providing ample off road parking which leads to a garage.

Outside To The Rear
There is a well presented lawned garden which backs on to open fields. There is a range of flower and shrub borders, patio seating area with side access leading to the front driveway, very private and rear aspect.

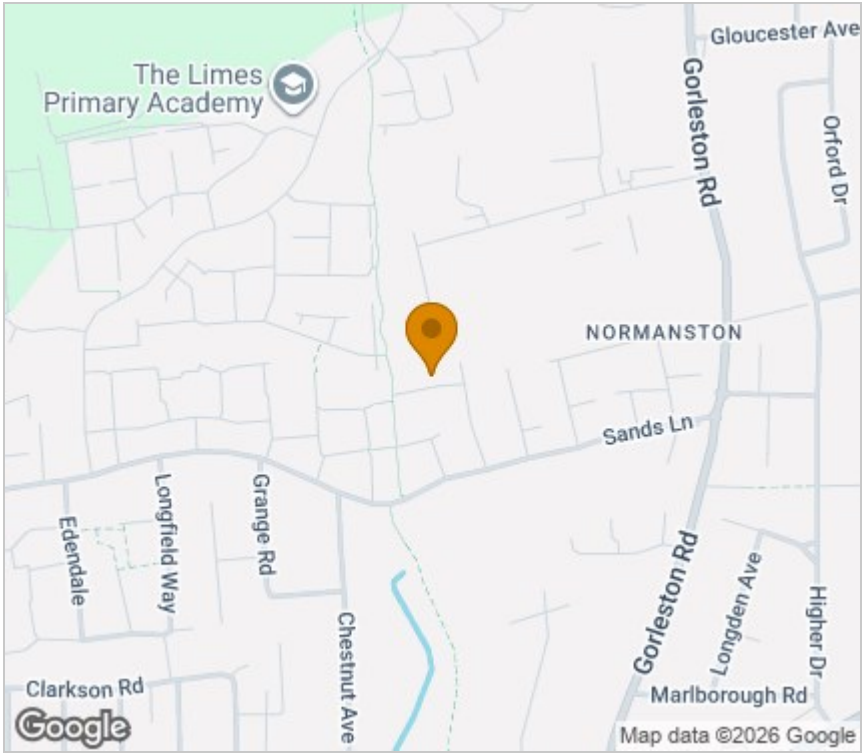
Tenure And Services
Freehold
Mains Gas Electric Drains And Water
Council Tax Band - B

Ref: L2707/09/26

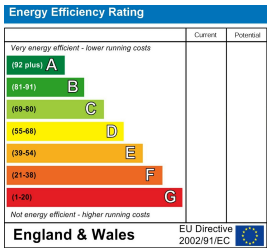
Floor Plan



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.

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