



Estate Agents
Sales & lettings
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PROPERTY DESCRIPTION:

A well presented and spacious 2 bedroom semi that is in good decorative order and is situated in South Oulton Broad close to Nicholas Everrit Park and Oulton Broad with all its facilities including: Shops, schools, buses and trains. Call to view

Crompton Road
Lowestoft NR33 9NG

£154,995



Modern First Floor Bathroom:

Modern white suite comprising: Panel enclosed bath, low level W.C, pedestal wash hand basin, radiator, double glazed window to rear, part tiled walls

Outside:

Front:

Pebble area, parking, double gates leading to:

Side & Rear Garden:

Further off street parking, coal hole, patio, lawn, flower border, 2 x sheds, pond, outside light, outside tap

ACCOMMODATION

Double Glazed Front Door To:

Entrance Porch:

Double glazed windows and glazed panels, double glazed door to:

Entrance Hall:

Radiator, cupboard housing meter, under stairs storage, telephone point

Spacious Lounge: 19' 10" x 10' 2" (6.05m x 3.09m)

Double glazed window to front, radiators, television point, cove ceiling

Kitchen/Diner: 12' 7" x 11' 4" (3.83m x 3.45m)

A good size kitchen diner comprising: Sink and drainer with mixer tap, cupboard below, further range of eye and base units, work tops, gas and electric cooker point, space and plumbing for washing machine, room for further electrical appliances, part tiled walls, cupboard housing modern boiler (Installed 2015) for gas heating to radiators and domestic hot water, double glazed window to rear, serving hatch, double glazed door to:

Side Porch:

Double glazed door to side

Utility Room: 7' 8" x 5' 0" (2.34m x 1.52m)

Former ground floor bathroom. Space and plumbing for washing machine, tiled walls 2 double glazed windows to side

Stairs To First Floor Landing:

Double glazed window to side, loft access

Bedroom 1: 15' 6" x 8' 11" (4.72m x 2.72m) max

Double glazed window to front, radiator, television cable

Bedroom 2: 10' 6" x 9' 2" (3.20m x 2.79m)

Range of built in wardrobes, radiator, double glazed window to rear



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		79		61	77
	64				
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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