



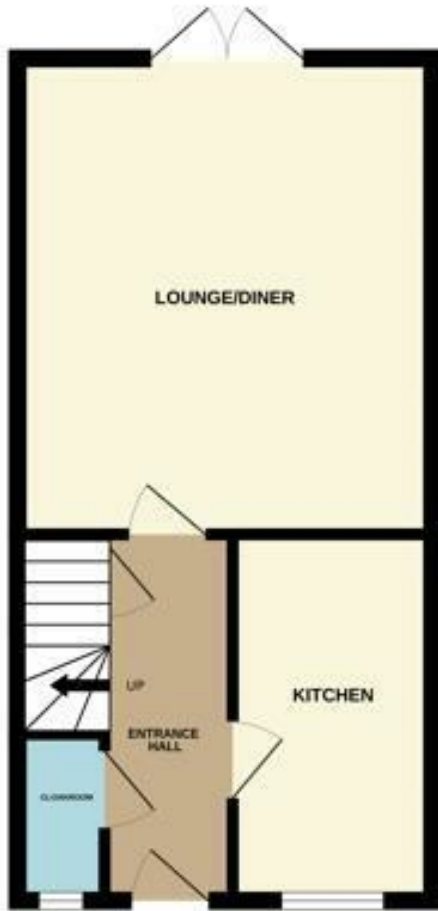
28 Lupton Close (R), Oulton, Lowestoft, NR32 3QS

A well presented modern Persimmon Homes townhouse, pleasantly situated on this highly sought-after development in Oulton Broad. Conveniently located close to local amenities, mainline railway links, shops and cafés, the property benefits from gas fired central heating, UPVC double glazing and quality floor coverings throughout. The accommodation includes a welcoming entrance hall, spacious lounge/diner, modern fitted kitchen, ground floor cloakroom, two generous double bedrooms and a contemporary family bathroom. Outside offers two off road parking spaces and a private enclosed rear garden.

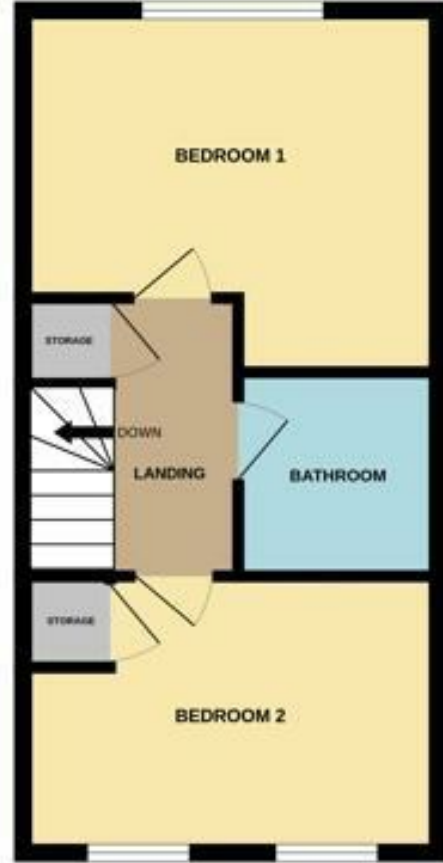
- Modern Persimmon Homes townhouse
- Only available to first-time buyers
- Discount market scheme property - Offered at 80% of full market value
- Two generous double bedrooms
- Spacious lounge/ diner
- Modern fitted kitchen & bathroom
- Ground floor cloakroom
- Off road parking for 2 vehicles
- Fully enclosed rear garden
- Close to local amenities, shops & schools

£975 Per Month

GROUND FLOOR
309 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	