



Estate Agents  
Sales & Lettings  
Tel: 01502 502061



**PROPERTY DESCRIPTION:**

A well presented 3 bedroom detached bungalow situated to the South of Lowestoft

**Conrad Close**  
Lowestoft NR33 8QA

**Monthly Rental Of £950**

Due to the high volume of emails received daily, if your wish to view this property please Tel: 01502 502061 during office hours, where we will be able to help.



## ACCOMMODATION

### Entrance Hall:

Cupboard housing boiler for gas heating to radiators, loft access

### Lounge/Diner: 15' 7" x 12' 0" (4.74m x 3.67m)

Display coal effect fire in surround, double aspect with double glazed windows to front and side, radiator

### Kitchen: 12' 0" x 10' 0" (3.67m x 3.04m)

Sink and drainer with mixer tap, cupboard below, further range of eye and base units, work tops, fitted gas hob and oven, room for electrical appliances, double aspect with double glazed window to front and window and door to:

### Conservatory: 12' 0" x 6' 10" (3.67m x 2.09m)

Double glazed windows and door to rear

### Bedroom 1: 10' 9" x 10' 4" (3.27m x 3.16m)

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

### Bedroom 2: 10' 9" x 8' 3" (3.27m x 2.51m)

Double glazed window to side, radiator

### Bedroom 3: 7' 1" x 6' 5" (2.17m x 1.96m)

Double glazed window to rear, radiator

### Wet Room:

Shower, low level W.C, wash hand basin with cupboard under, part tiled walls, heated towel rail, double glazed window to rear

### Outside:

#### Front:

Shingle area, inset plants and shrubs, off street parking leading to:

#### Garage:

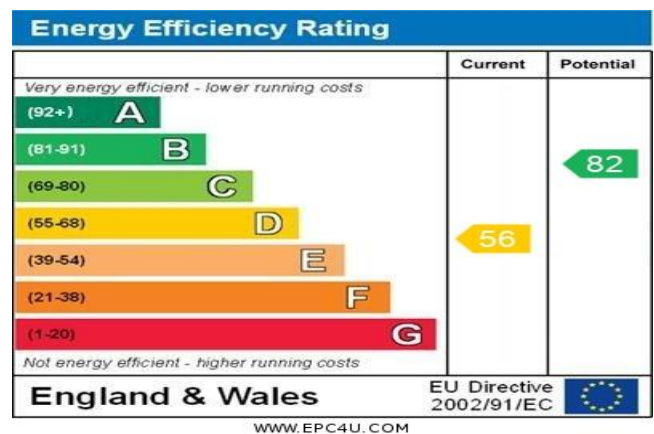
Electric roller door

#### Side Gardens:

To one side of the property is a patio area, flower border .  
To the other a shingle area with inset plants

**Council Tax Band: C**

**EPC: D**



PLEASE NOTE – Shaws for themselves and for the Vendors of this property whose Agents they are, give notice that: These Particulars do not constitute any part of an offer or Contract. (2) All statements contained in these Particulars as to this property are made without responsibility on the part of Shaws of Lowestoft or the vendor. (3) None of those statements contained in these Particulars are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars. (5) The Vendor does not make or give, and neither Shaws nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this Property