



Estate Agents
Sales & Lettings
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PROPERTY DESCRIPTION:

A well presented 3 bedroom semi detached bungalow situated to the South of Lowestoft. The bungalow is in good decorative order and comprises: Entrance hall, lounge, modern kitchen & bathroom, gas heating to radiators, double glazing, off street parking and gardens

Westland Road
Lowestoft NR33 9AA

Monthly Rental Of £750

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

Double Glazed Door To:

Entrance Hall:

Radiator, telephone point

Lounge: 13' 11" x 10' 7" (4.25m x 3.23m)

Sliding patio doors to rear, radiator, pebble effect wall mounted electric

Modern Kitchen: 12' 7" x 9' 2" (3.83m x 2.79m)

Modern kitchen comprising: Sink and drainer with mixer tap cupboard below, further range of eye and base units, work tops, 4 ring gas hob with filter above and double oven below, space and plumbing for washing machine, integral fridge/freezer, cupboard housing boiler for gas heating to radiators, tiled floor, part tiled walls, double aspect with double glazed window to rear and double glazed window and door to side

Bedroom 1: 13' 0" x 10' 8" (3.96m x 3.25m)

Double glazed window to front, radiator

Bedroom 2: 10' 7" x 10' 2" (3.22m x 3.09m)

Double glazed window to front, radiator

Bedroom 3: 10' 6" x 6' 6" (3.21m x 1.99m)

Double glazed window to side, radiator

Modern White Bathroom:

Panel enclosed bath with shower mixer tap, pedestal wash hand basin, low level W.C, tiled floor and walls, double glazed window to rear, extractor

Outside:

Front:

Enclosed garden with brick retaining wall and double gates, lawn flower borders

Off Street Parking:

Leading to:

Rear:

Patio area, lawn, flower beds and border, shed, outside tap



Council Tax Band: B

EPC: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(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	
			61
			86

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
			61
			87

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