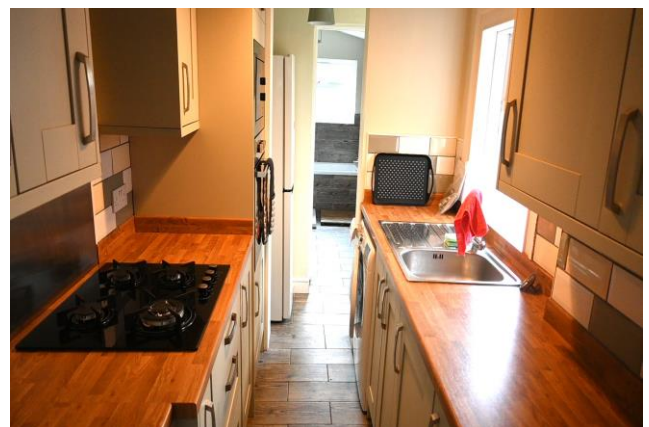




Estate Agents
Sales & Lettings
Tel: 01502 502061



PROPERTY DESCRIPTION:

A well presented 3 bedroom family home with modern kitchen & bathroom, gas heating to radiators, double glazing and garden

- * 3 Bedrooms
- * 2 Receptions
- * Very Good Decorative Order

Stanley Street
Lowestoft NR32 2DY

Monthly Rental Of £700

- * Modern Kitchen & Bathroom
- * Gas Heating To Rads & Double Glazing
- * Private Garden To Rear



Rear:

Private garden, path, lawn, gated rear access

Council Tax Band: A

EPC: E44

ACCOMMODATION

Double Glazed Front Door To:

Lounge: 10' 8" x 9' 5" (3.25m x 2.88m)

Double glazed window to front, radiator, storage cupboards

Dining Room: 10' 4" x 9' 1" (3.15m x 2.77m)

Double glazed window to rear, under stairs storage cupboard, radiator

Modern Kitchen: 7' 11" x 5' 11" (2.41m x 1.81m)

Modern kitchen comprising: Sink and drainer with mixer tap, cupboard below, further range of eye and base units, work tops, fitted gas hob, filter above, built in oven, part tiled walls, space and plumbing for washing machine, cupboard housing boiler for gas heating to radiator and domestic hot water, double glazed window

Rear Lobby:

Room for electrical appliance, double glazed door to rear, door to:

Refurbished Bathroom:

Modern white suite comprising: Panel enclosed bath, separate shower, low level W.C, wash hand basin with cupboard under, heated towel rail/radiator, double glazed window, part tiled walls

Stairs To First Floor Landing:

Bedroom 1: 10' 8" x 10' 6" (3.25m x 3.20m)

Double glazed window to front, radiator, built in wardrobe, loft access

Bedroom 2: 10' 8" x 10' 6" (3.25m x 3.20m)

Double glazed window to rear, radiator, built in wardrobe, door to:

Bedroom 3: 10' 11" x 5' 10" (3.32m x 1.79m)

Double glazed window to rear, radiator

Outside:

Front:

Enclosed garden with brick retaining wall and gate



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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