



Estate Agents  
Sales & Lettings  
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**PROPERTY DESCRIPTION:**

A refurbished and well presented 3 bedroom family home situated in a popular location to the South of Lowestoft. The property comprises: lounge, dining room, refurbished kitchen & bathroom, gas heating to radiators, double glazing and a good size garden to the rear

**Blackheath Road**  
Lowestoft NR33 7JE

**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.



**Rear Garden:**

Patio, leading to lawn, outside tap, gated rear access

**Council Tax Band: A**

**EPC: D**

**ACCOMMODATION**

**Front Door To:**

**Lounge:** 11' 7" x 10' 3" (3.53m x 3.13m)

Pebble effect gas fire in surround with cupboard housing meter to side, double glazed window to front, television cable, telephone point, radiator, wall light point

**Dining Room:** 11' 8" x 10' 2" (3.55m x 3.09m)

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

**Modern Refurbished Kitchen:** 7' 11" x 6' 8" (2.41m x 2.02m)

Modern kitchen comprising sink and drainer with mixer tap, cupboard below, further range of eye and base units, work tops, electric cooker point, filter above, space and plumbing for washing machine, room for electrical appliance, radiator, laminate flooring, door to:

**Modern Refurbished White Bathroom:**

White suite comprising: Panel enclosed bath with shower mixer tap, glazed shower screen, pedestal wash hand basin, low level W.C, laminate flooring, radiator, double glazed window to side, tiled walls

**Stairs To First Floor Landing:**

**Bedroom 1:** 11' 7" x 10' 3" (3.53m x 3.13m)

Double glazed window to front, radiator, single built in wardrobe

**Bedroom 2:** 11' 9" x 10' 3" (3.57m x 3.12m)

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

**Bedroom 3:** 7' 11" x 6' 8" (2.42m x 2.03m) max

Double glazed window to rear, cupboard housing boiler for gas heating to radiators, radiator, loft access

**Outside:**

**Front:**

Private garden with gate and brick retaining wall



Energy Efficiency Rating		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A				(92-100) A	
(81-91) B			86	(81-91) B	85
(69-80) C				(69-80) C	
(55-68) D		67		(55-68) D	64
(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 <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

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