



Estate Agents
Sales & Lettings
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PROPERTY DESCRIPTION:

A WELL PRESENTED 2 BEDROOM GROUND FLOOR FLAT WITH GARDEN - Situated to the North of Lowestoft and situated in a popular residential location.

Ipswich Road
Lowestoft NR32 1TS

Monthly Rental Of £525



ACCOMMODATION

Communal Front Door & Entrance Hall:

Leading to:

Own Front Door:

Hall:

Radiator, storage cupboard

Lounge: 13' 11" x 12' 10" (4.24m x 3.92m)

Display fireplace, radiator, television point, double glazed window to front.

Kitchen: 10' 2" x 8' 5" (3.11m x 2.56m)

Modern kitchen comprising: Sink and drainer with mixer tap, cupboard below, further range of eye and base units, work tops, space and plumbing for washing machine, gas cooker point, part tiled walls, double glazed window to rear, larger cupboard, storage cupboard, double glazed door to rear.

Bedroom 1: 13' 9" x 10' 4" (4.18m x 3.14m)

Double glazed window to rear, boiler for gas heating to radiators and domestic hot water, radiator, single built-in wardrobe.

Bedroom 2: 11' 5" x 10' 4" (3.47m x 3.14m)

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

Bathroom:

Panel enclosed bath with shower, pedestal wash hand basin, low level W.C, double glazed window to rear, part tiled walls, storage cupboard.

Outside To The Rear:

Lawn, flower and shrub beds and borders, brick-built store, further brick-built store, mature tree

Council Tax Band: A

EPC: D



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(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 ₂ emissions		
	66	74		63	74
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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