



Estate Agents
Sales & Lettings
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PROPERTY DESCRIPTION:

A well presented 3 bedroom semi that is in good decorative order and comprises: Entrance hall, lounge, kitchen/diner, ground floor bathroom, 3 separate bedrooms, gas heating to radiators, double glazing , off street parking and gardens

Yeovil Road
Lowestoft NR32 2NL

£159,950

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ACCOMMODATION

Double Glazed Front Door To:

Entrance Hall:

Under stairs storage cupboard

Lounge: 16' 11" x 11' 1" (5.15m x 3.39m)

Double aspect room with double glazed windows to front and rear, telephone point, television point, laminate floor, radiator

Kitchen/Dining Room: 12' 4" x 10' 9" (3.77m x 3.28m)

Modern kitchen comprising: sink and drainer with mixer tap cupboard below, further range of eye and base units, work tops, 4 ring ceramic hob, filter above, oven below, space and plumbing for washing machine, room for electrical appliance, double aspect with double glazed windows to side and rear, part tiled walls, radiator, textured ceiling, door to:

Rear Lobby:

Cupboard housing boiler for gas heating to radiators, double glazed door to side, door to:

Ground Floor Bathroom:

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

Stairs To First Floor Landing:

Double glazed window on half landing, loft access, storage cupboard, radiator

Bedroom 1: 13' 4" x 10' 11" (4.07m x 3.32m)

Double glazed window to rear, Victorian style display fireplace, single built in wardrobe, radiator

Bedroom 2: 10' 10" x 9' 7" (3.31m x 2.91m)

Double glazed window to rear, Victorian style display fireplace, single wardrobe, radiator

Bedroom 3: 10' 11" x 5' 8" (3.33m x 1.73m)

Double glazed window to front, radiator

Outside:

Front:

Enclosed garden, lawn, path, flower border, gated access to:

Rear:

Patio, lawn, mature tree, double gates giving access for off street parking, 2 x sheds

Off Street Parking To The Rear

Tenure: Freehold

Council Tax Band: A

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B		85	(81-91) B
(69-80) C			(69-80) C
(55-68) D	58		(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
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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