



Estate Agents
Sales & Lettings
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PROPERTY DESCRIPTION:

A recently modernised 2 bedroom property situated in sought after Pakefield. The property has a modern kitchen & bathroom, 2 bedrooms, 2 receptions rooms & a conservatory, double glazing, gas heating to radiators, off street parking & garden

**Cranesbill Road
Pakefield
Lowestoft NR33 7EB**

Monthly Rental Of £625



Oustide:

To The Front:

Brick weave off street parking

Rear Garden:

Patio, lawn, shed

ACCOMMODATION

Double Glazed Front Door To:

Front Reception Room: 16' 4" x 9' 9" (4.97m x 2.98m)

Double glazed bow window to front, radiators, telephone point, double glazed door to rear, cove and textured ceiling

Inner Hall:

Under stairs storage cupboard, radiator, cove and textured ceiling

Rear Reception Room: 15' 2" x 10' 11" (4.63m x 3.34m)

Radiator, storage cupboard, cove and textured ceiling, sliding patio doors to:

Conservatory: 13' 1" x 7' 8" (4.00m x 2.34m)

Tiled floor, radiator, wall light points, double glazed windows and double doors to rear

Modern Re-Fitted Kitchen:

Re-fitted kitchen comprising: Sink and drainer with mixer tap and cupboard below, further range of eye and base units, work tops, electric cooker point, space and plumbing for washing machine, room for electrical appliance, cupboard housing boiler for gas heating to radiators and domestic hot water, part tiled walls, double glazed window to front

Stairs To First Floor Landing:

Loft access which is part boarded and has a light, storage cupboard, radiator

Bedroom 1: 10' 11" x 10' 1" (3.34m x 3.08m)

Double glazed window to front, range of built in wardrobes, radiator, textured ceiling

Bedroom 2: 10' 11" x 8' 8" (3.34m x 2.65m)

Double glazed window to front, radiator, textured ceiling

Modern Bathroom:

Modern white suite comprising: Panel enclosed bath with shower, pedestal wash hand basin, low level W.C, radiator, part tiled walls, double glazed window to rear, textured ceiling



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	71	74
(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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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