



## YARMOUTH ROAD BUNGAY, NR35 2PB

£750 PER CALENDAR

A modern detached bungalow set back from the main road through the village and directly opposite the fishing lakes & walks at Broome Pits. The main door open into the kitchen, which has a bathroom off. The living room gives direct access into the 2 bedrooms (one with an en-suite shower room). There`s another bathroom and a small study. Heated by independent electric heaters. There`s a small patio garden outside. Long let available. Council tax band: A. EPC: E.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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