



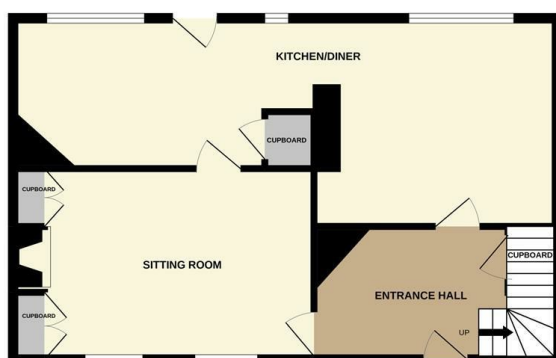
## 5 Coastguard Cottages, Gordon Road, Lowestoft, NR32 1DY

**\*\* BEAUTIFUL FAMILY HOME \*\*** Situated walking distance to local amenities and the main town centre is this substantial Victorian Cottage, comprising of front and rear gardens, OFF ROAD PARKING, a CAST IRON LOG BURNER, sitting room, dining room, modern kitchen, WC and bathroom!

- Ideal family home
- 3 Large bedrooms off landing
- Off road parking
- Cast Iron log burner
- EPC Rating D63
- Walking distance to the main town centre
- Beautifully presented
- Boasting space throughout
- Close to public transport links
- Separate entrance hall

**£950**

GROUND FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR  
581 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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