

Tenure: Freehold
 Council Tax Band:
 EPC Rating:
 Local Authority:

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

£425,000
 Guide Price



Beccles Road
 Lowestoft, NR33 8HN

- Stunning New Build Detached Bungalow
- Three Double Bedrooms
- Open plan kitchen/living/dining
- Garden room leading to private courtyard
- Garage with driveway from private road
- Ensuite to principal bedroom
- Prime Carlton Colville location
- Field Views
- Opportunity to customise some features
- Enquire for more information

Paul Hubbard Estate Agents
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 Lowestoft
 Suffolk
 NR33 0BB

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements

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Bedroom 1

3.65 x 3.5

Bedroom 2

3.15 x 3.25

Kitchen / Living Room

7 x 4.65

Garden Room / Lounge

4.30 x 3.50

Utility Room

1.95 x 1.65

Bedroom 3

3.15 x 3

En Suite

2.35 x 1.15

Bathroom

2.35 x 2.05

Garage

3.55 x 6.35

Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

