



4 Norwich Road, Lowestoft, Suffolk, NR32 2BH

**** FOUR SEPERATE BEDROOMS SET OVER THREE FLOORS **** With this deceptively spacious family home, boasting brand new UPVC windows throughout, new kitchen and modern bathroom and is conveniently close to town centre!

- Four separate bedrooms set over three floors
- New carpet flooring
- New modern kitchen
- New modern bathroom
- Neutral décor throughout
- Walking distance to town centre
- New UPVC windows
- Gas combi boiler
- EPC Rating D57

£170,000



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) 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	