



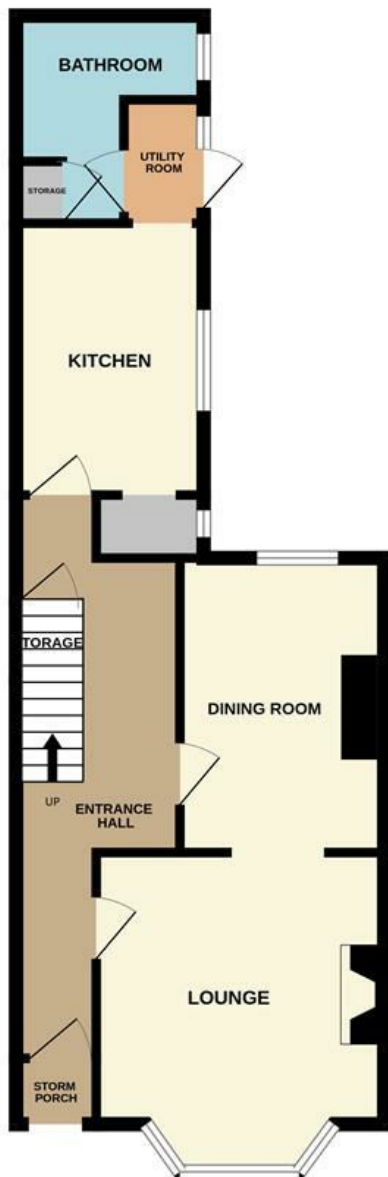
11 Rectory Road, Lowestoft, Suffolk, NR33 0ED

This attractive bay-fronted end terrace home is offered chain free and perfectly positioned with charming views of St Peter's Church. Full of period character and ready for someone to put their own stamp on it, the property features three separate bedrooms, a ground floor bathroom, first floor WC, and a south-facing rear garden. The welcoming entrance hall leads to a spacious lounge/diner with feature fireplace and bay window, along with a kitchen and adjoining utility room. Upstairs offers three well-proportioned bedrooms and a WC. Outside, the property enjoys a low-maintenance front garden and a sunny rear garden with decking, planted borders, storage shed, and gated side access. Ideally located close to local amenities, shops and schools, this home presents an excellent opportunity in a highly convenient setting.

- Bay fronted end terrace home
- Newly renovated with brand new flooring
- 3 separate bedrooms
- Views of St Peter's church
- Period features
- Ground floor bathroom & first floor WC
- South facing rear garden
- Kitchen with adjoining utility
- Close to local amenities, shops & schools

£200,000

GROUND FLOOR



1ST FLOOR



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		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	