



**25 UNION ROAD**  
**LOWESTOFT, NR52 2BZ**

**£110,000**  
**FREEHOLD**

\*\* £110,000 - £120,000 \*\* Discover 25 Union Road, a stylish and versatile three-bedroom home offering modern open-plan living, generous bedrooms, and low-maintenance gardens, all set within a peaceful and popular Lowestoft location.

**elisabeth**  
**James**  
**sales**

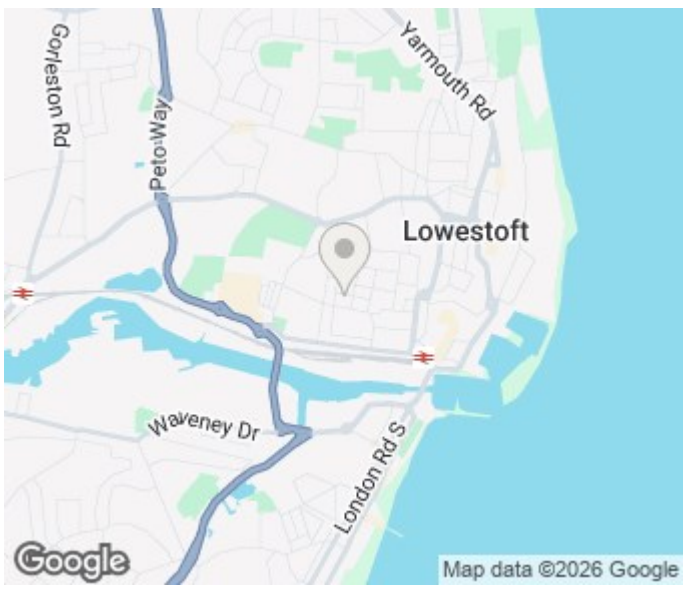


Approximate total area<sup>1</sup>  
492 ft<sup>2</sup>  
Reduced headroom  
2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
GIRAFFE 360



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	

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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