



4 Edgerton Road, Kirkley, Lowestoft, Suffolk, NR33 9BG

This 2-bedroom semi-detached bungalow is situated in SOUTH Lowestoft, has a new Kitchen, bathroom and new boiler. Boasting a VAST REAR GARDEN, front garden, open plan lounge diner, spacious kitchen, lobby and separate entrance hall, close to local amenities, school and ample on street parking.

*** For all enquiries please call the office on 01502 531218 or email lettings@paulhubbardonline.com ***

- Semi detached bungalow
- 2 Double bedrooms
- Good sized rear grassed area
- Close to local amenities and school
- Open plan lounge diner
- Entrance hall and separate lobby
- Ideal for public transport links
- Close to local amenities
- Available now
- Managed by Paul Hubbard Estate Agents

£200,000

GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 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) A		85
(81-91) B		
(69-80) C		65
(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	