



## 46 Lovewell Road, Lowestoft, Suffolk, NR33 0RQ

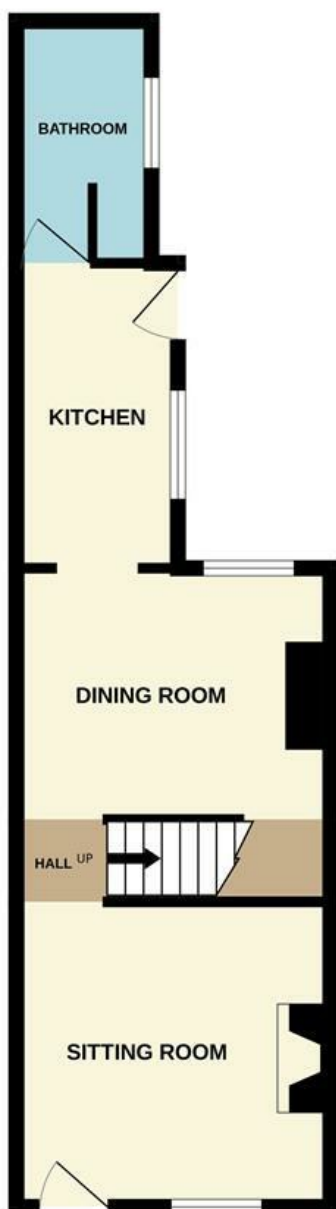
**\*\* WELL PRESENTED THROUGHOUT \*\*** Situated just walking distance to Lowestoft beach is this 3 bedroom mid terrace property, featuring a MODERN KITCHEN, separate dining room, ground floor bathroom and located close to local amenities!

- Walking distance to the beach
- 3 Bedrooms
- Well presented throughout
- Close to local amenities
- EPC Rating: D60
- Modern kitchen
- Front and rear gardens
- Option to buy with Tenant in situ
- Popular Kirkley location
- Separate dining room

**£160,000**

GROUND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.

1ST FLOOR  
308 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	