



67 Stanley Street, Lowestoft, Suffolk, NR32 2DY

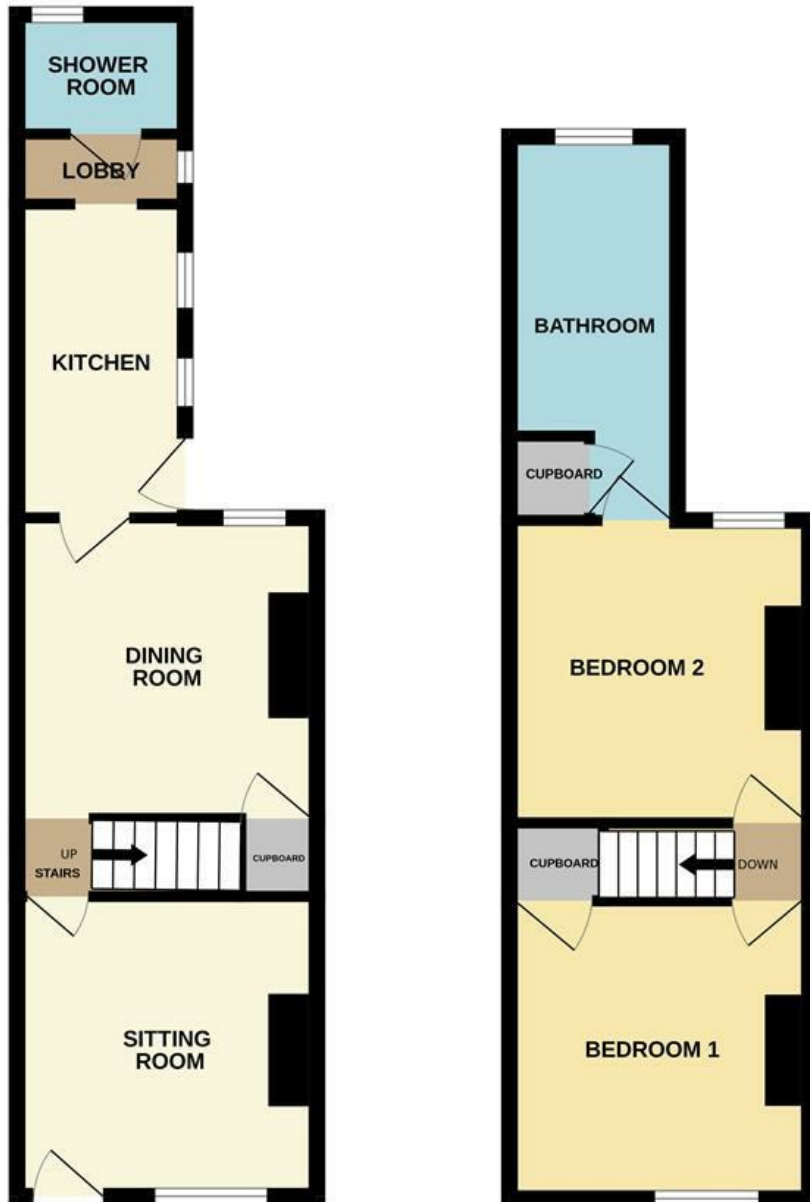
A well-presented two-bedroom home located in the heart of North Lowestoft, within walking distance of the town centre and close to local amenities. The property offers separate sitting and dining rooms, a modern fitted kitchen, and the benefit of a ground floor shower room alongside a first floor bathroom. Decorated in neutral tones throughout, the home also features a south-facing courtyard garden to the rear.

- Two separate bedrooms
- Nestled in the heart of North Lowestoft
- Separate sitting room and dining room
- Walking distance to the town centre
- Ground floor shower room and first floor bathroom
- Neutral colours throughout
- South facing courtyard
- Modern kitchen
- Close to local amenities
- EPC Rating: C70

£750 Per Calendar Month

GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.

1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 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 | | | 90 |
| (81-91) B | | | |
| (69-80) C | | 70 | |
| (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 | |