

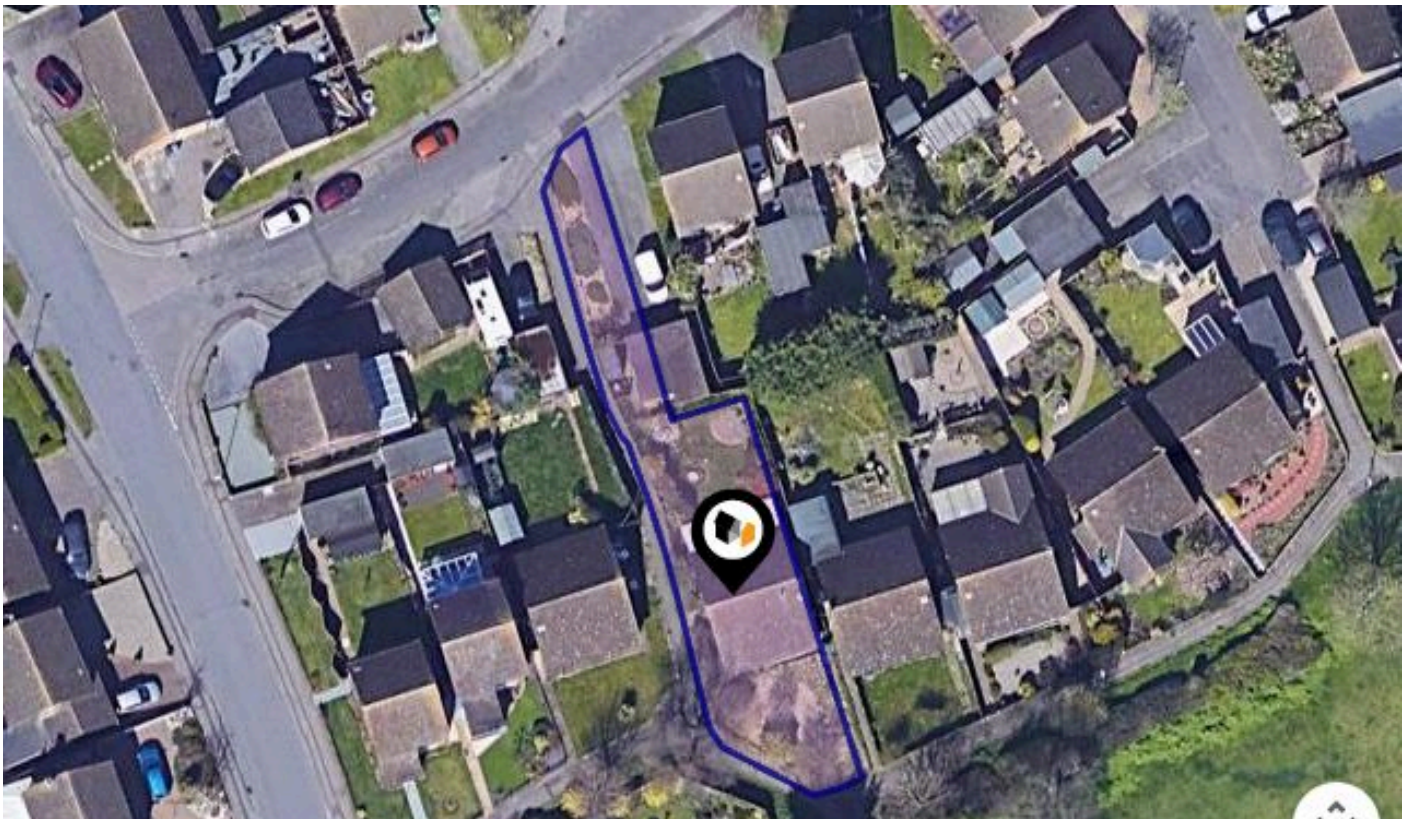


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## KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 05<sup>th</sup> August 2025**



**MARBELLA GREEN, LOWESTOFT, NR33**

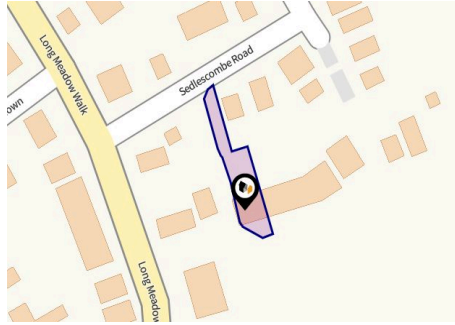
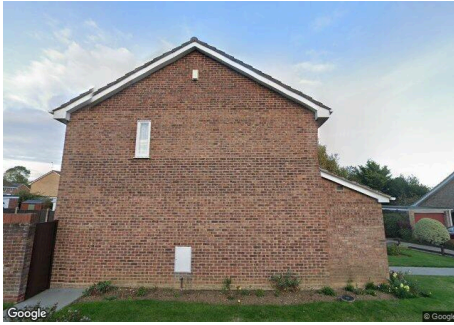
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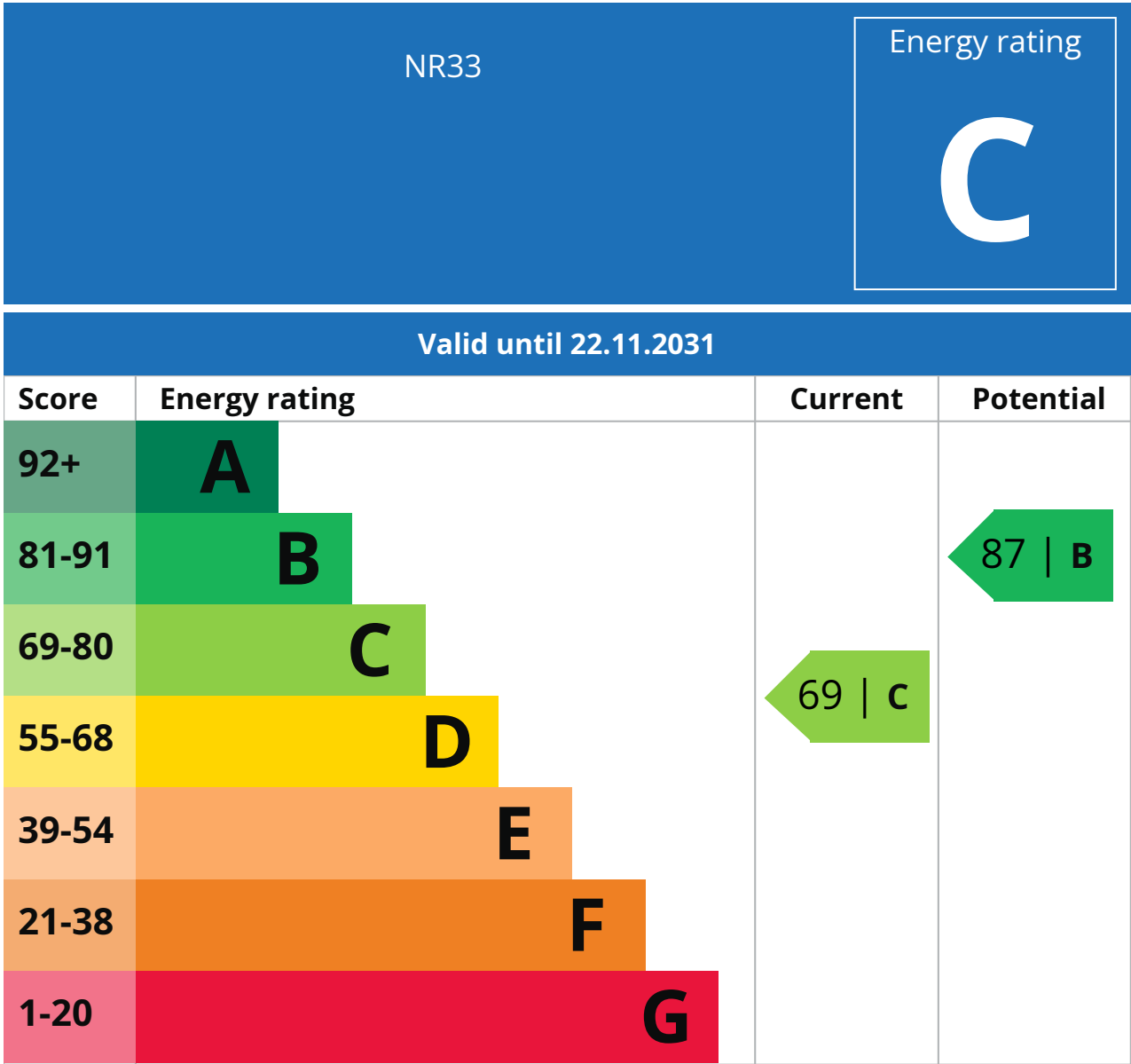


## Property

Type:	Detached House	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	710 ft <sup>2</sup> / 66 m <sup>2</sup>		
Plot Area:	0.11 acres		
Year Built :	1976-1982		
Council Tax :	Band C		
Annual Estimate:	£1,975		
Title Number:	SK68787		

## Local Area

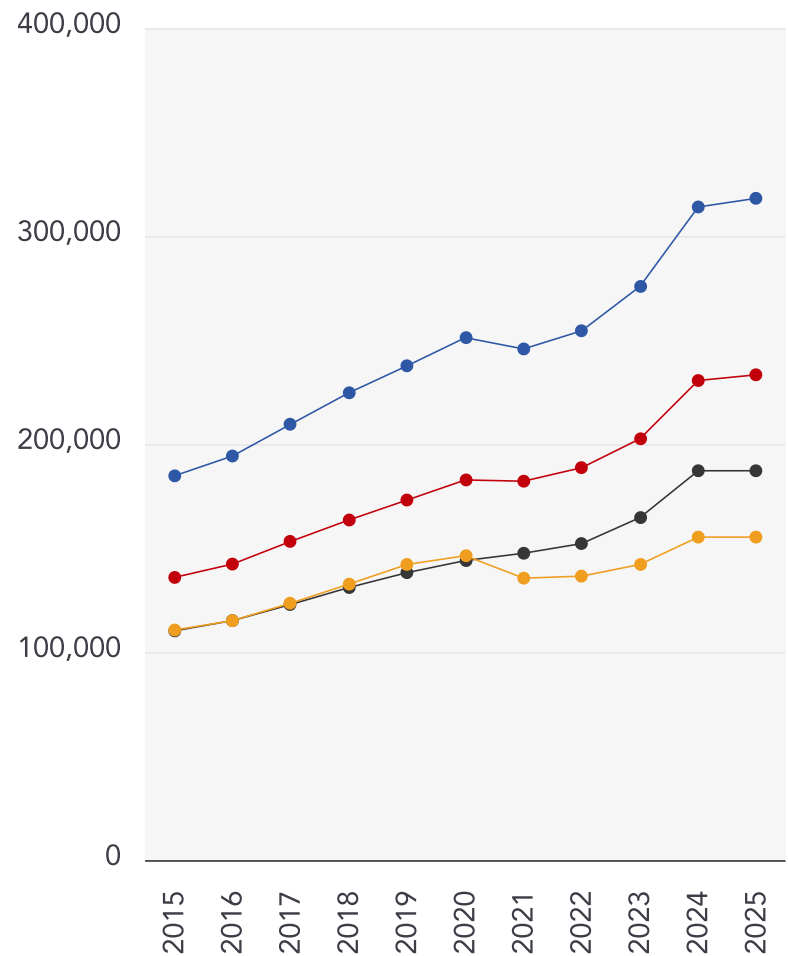
Local Authority:	Suffolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	2 mb/s	80 mb/s	1000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				
				



## Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Room thermostat only
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	66 m <sup>2</sup>

## 10 Year History of Average House Prices by Property Type in NR33



Detached

**+72.22%**

Semi-Detached

**+71.67%**

Terraced

**+69.85%**

Flat

**+40.39%**

## Important - Please Read

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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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