

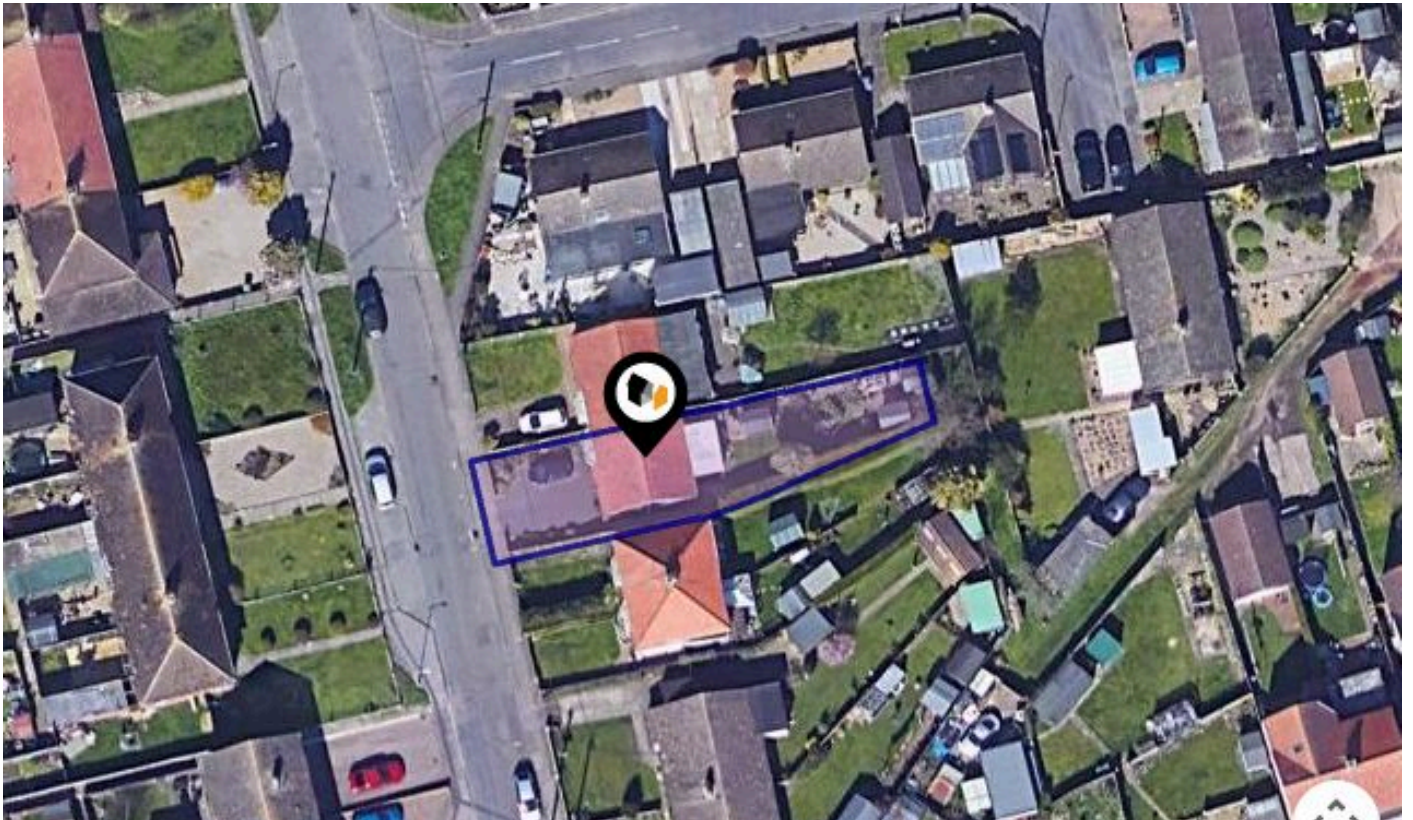


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05th August 2025



ROUNCES LANE, CARLTON COLVILLE, LOWESTOFT, NR33

Howards

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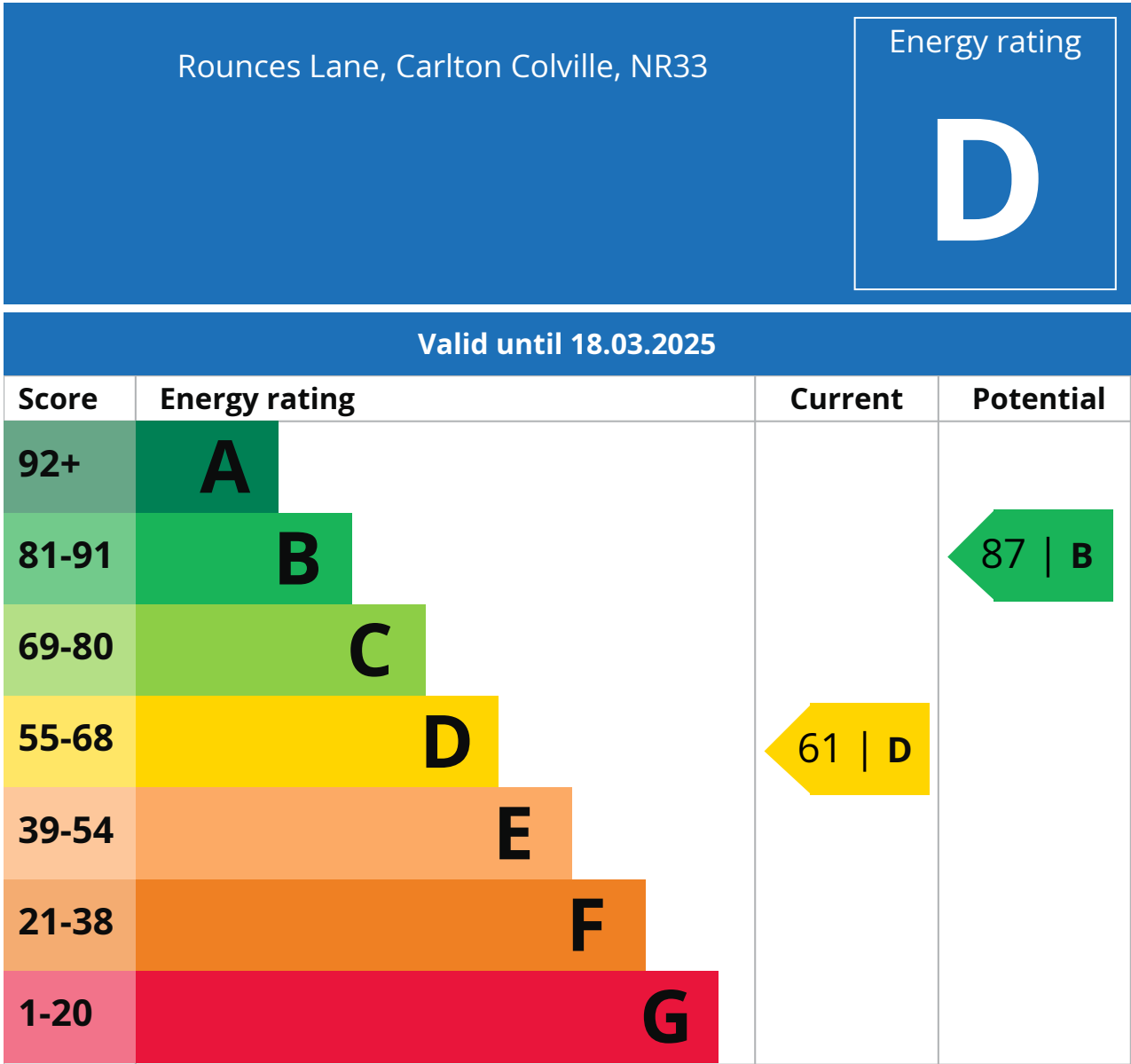


Property

Type:	Semi-Detached House	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	581 ft ² / 54 m ²		
Plot Area:	0.07 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,729		
Title Number:	SK72789		

Local Area

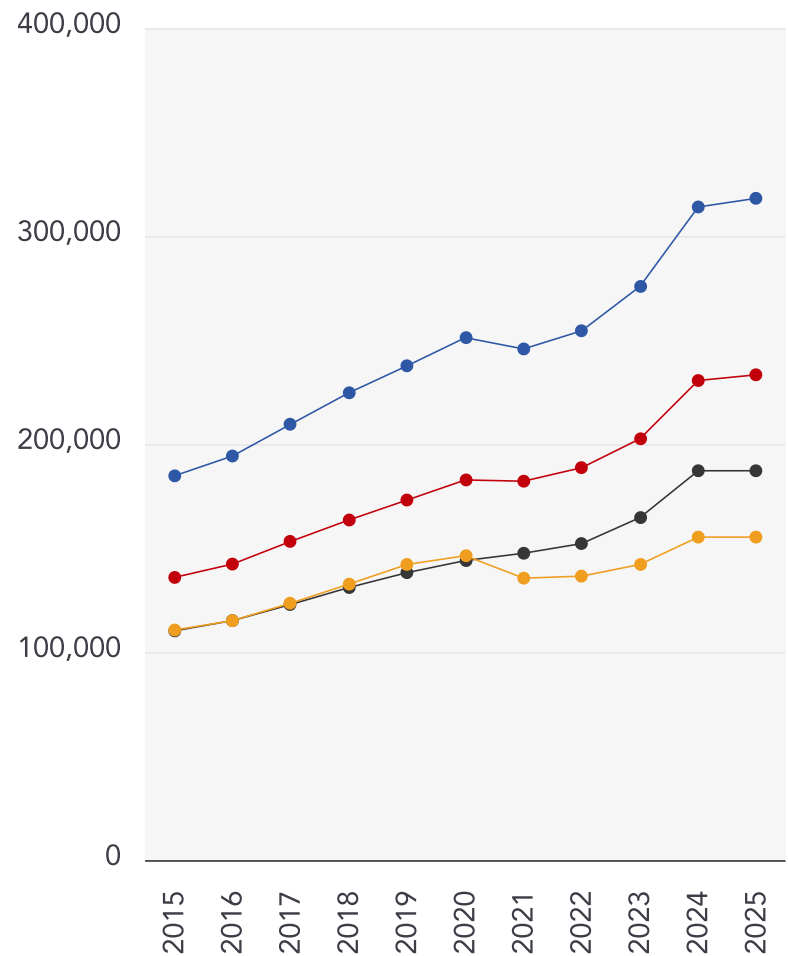
Local Authority:	Suffolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	4 mb/s	80 mb/s	10000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				



Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	54 m ²

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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