

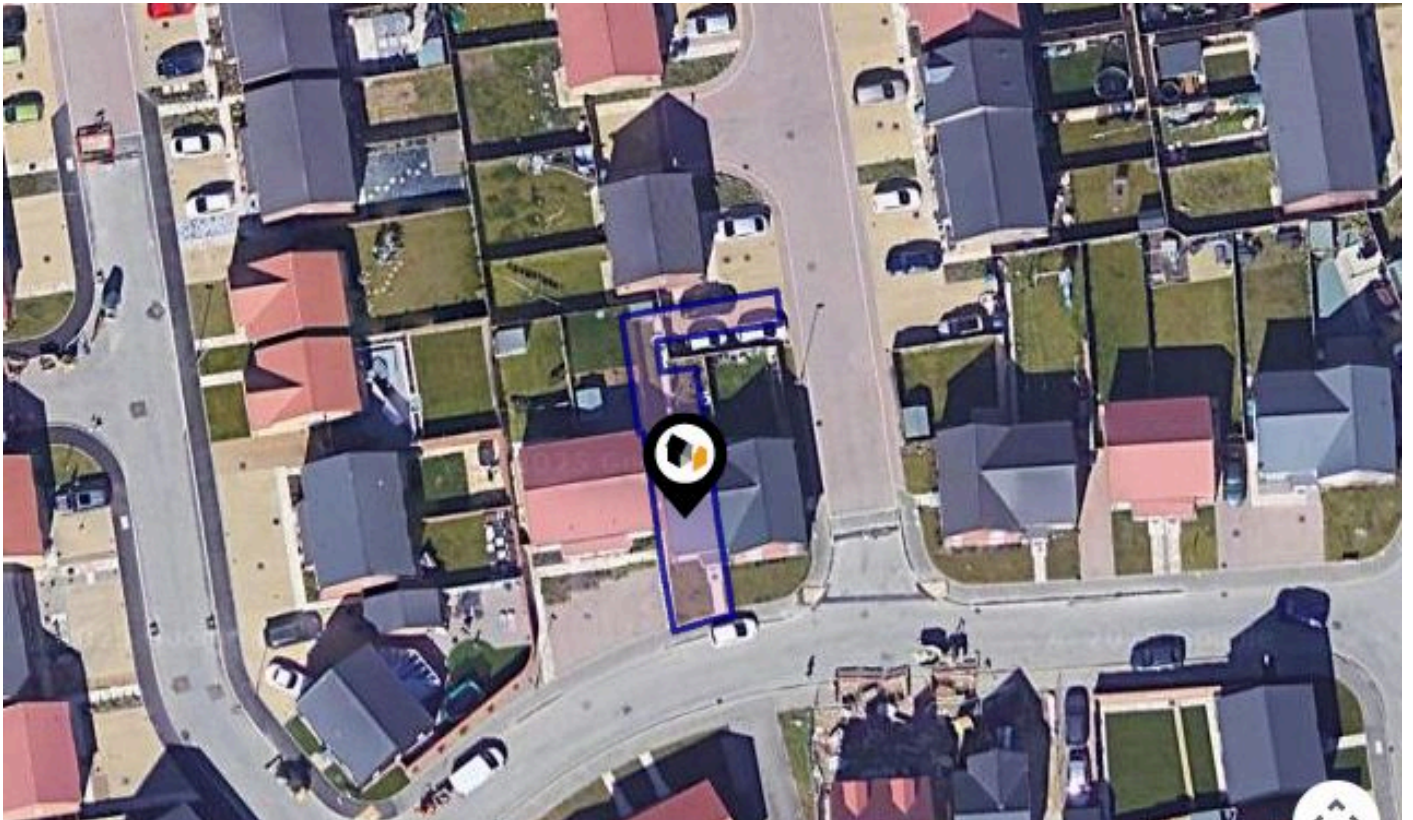


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05th August 2025



LYNCOLN DRIVE, OULTON, LOWESTOFT, NR32

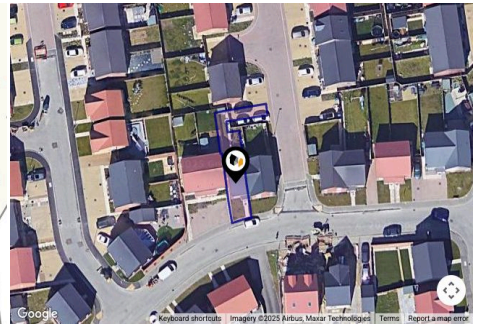
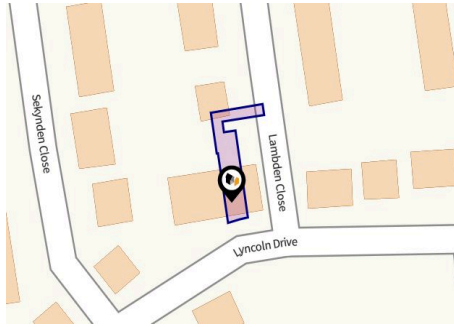
Howards

164-166 London Road North, Lowestoft, Suffolk, NR32 1HB

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Property

Type:	Semi-Detached House
Bedrooms:	3
Floor Area:	742 ft ² / 69 m ²
Plot Area:	0.04 acres
Year Built :	2021
Council Tax :	Band C
Annual Estimate:	£1,975
Title Number:	SK409575

Tenure: Freehold

Local Area

Local Authority:	Suffolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2
mb/s



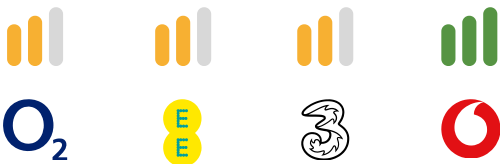
80
mb/s



1800
mb/s

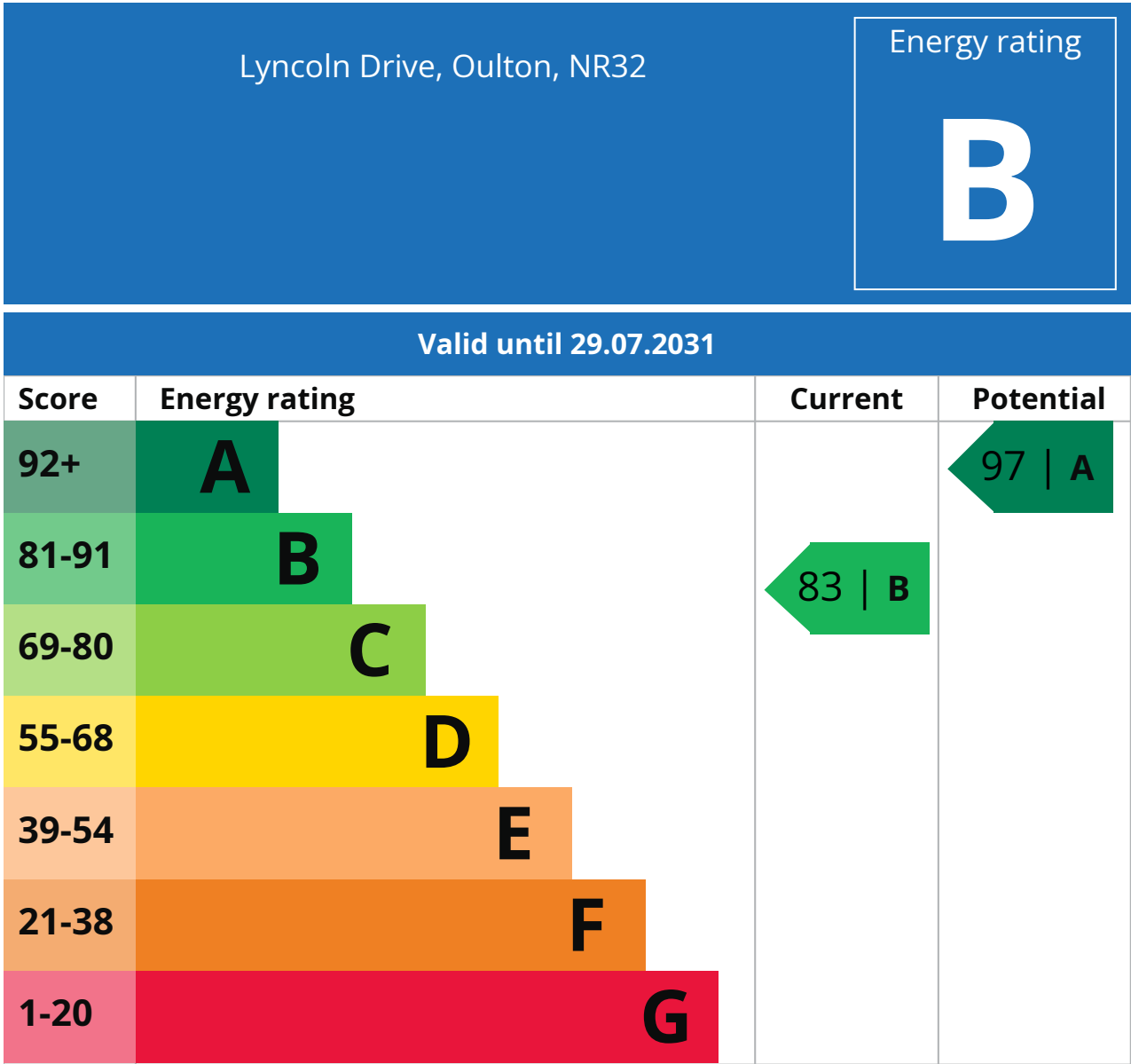


Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

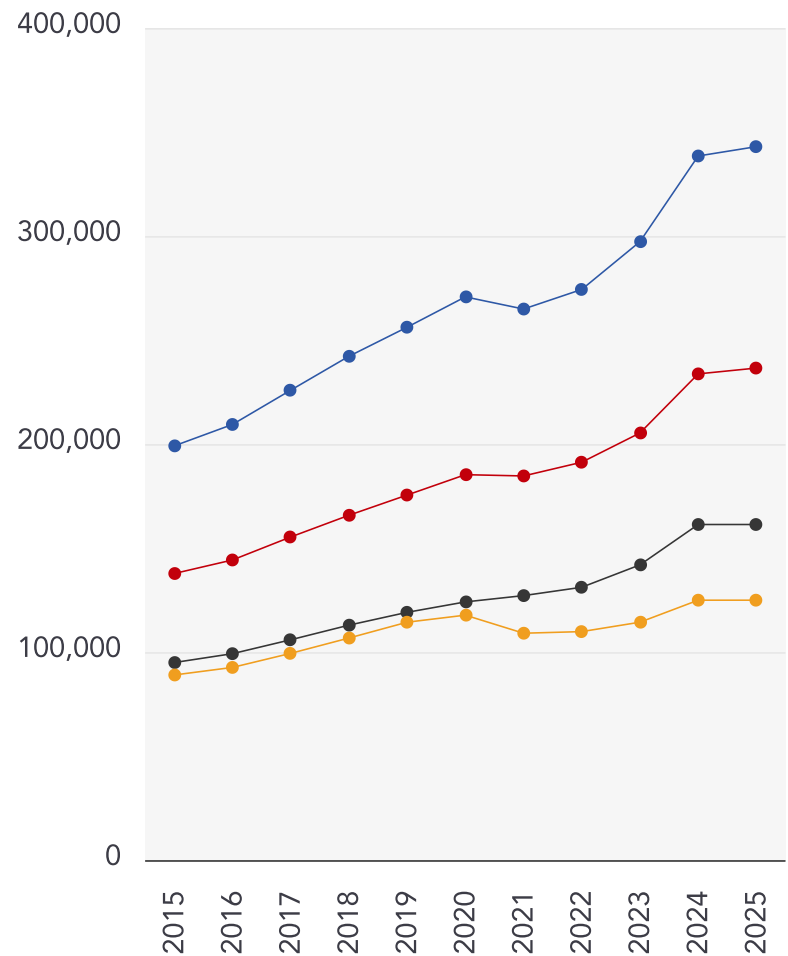




Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.22 W/m ² ·K
Total Floor Area:	69 m ²

10 Year History of Average House Prices by Property Type in NR32



Detached

+72.22%

Semi-Detached

+71.67%

Terraced

+69.85%

Flat

+40.39%

Important - Please Read

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Please note that all appliances and heating systems are not tested by Howards and therefore no warranties can be given as to their good working order.

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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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