



ESTATE AGENTS

online | exclusive | lets

Lowestoft 01502 733399

Gorleston 01493 658854

ASKING PRICE:

£200,000



[View this property on one-estates.co.uk](https://www.one-estates.co.uk)

59 Morton Road Pakefield, Lowestoft, NR33 0JH

- DESIREABLE LOCATION
- CHAIN FREE
- THREE BEDROOMS
- CLOSE TO THE BEACH AND SEA
- GAS CENTRAL HEATING
- OPEN PLAN LOUNGE/DINING ROOM
- DOUBLE GLAZING THROUGHOUT
- WELL MAINTAINED REAR GARDEN
- RECENTLY REPLACED BOILER
- EPC TBA

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Open Plan Lounge / Dining Room

25' 0" x 10' 0" (7.62m x 3.05m)

UPVC entrance door into your spacious Lounge / Dining Room which features two brick fireplaces, UPVC double glazed windows to both the front and rear aspects, built in storage cupboards, radiator, laminate flooring and carpeted stairs to first floor. Door to:

Kitchen

12' 0" x 5' 7" (3.66m x 1.70m)

Fitted with a range of base and wall units fronted with white flat doors and drawers. Laminate worktop with inset one and a half bowl ceramic sink and drainer which sits below the UPVC double glazed window. The kitchen also features an additional built in pantry storage cupboard, radiator, UPVC door to rear garden, tile flooring and appliance spaces for fridge/freezer, oven and washing machine. Door to:

Bathroom

7' 11" x 4' 2" (2.41m x 1.27m)

Comprising of a three-piece suite including panel bath, pedestal wash basin and low-level WC. Privacy UPVC double glazed window, extractor fan, tiled flooring and half tiled walls are additional features.

FIRST FLOOR

Landing Space

Fitted carpet, loft access and doors leading to bedrooms 1 and 2.

Bedroom 1

10' 11" x 9' 6" (3.33m x 2.90m)

UPVC double glazed window to front aspect, radiator, fitted carpet, two fitted wardrobes and fitted vanity table.

Bedroom 2

14' 3" x 7' 2" (4.34m x 2.18m)

UPVC double glazed window to rear aspect situated within a snug area in the room. Radiator, storage cupboard housing the combi boiler for gas central heating and fitted carpet. Door to:

Bedroom 3

7' 8" x 6' 0" (2.34m x 1.83m)

UPVC double glazed window to rear aspect, fitted carpet and radiator.

OUTSIDE

To Front

Paved front garden with brick retaining wall, timber entrance gate. Further timber gate to:

Rear Garden

Enclosed by timber fencing, your rear and side gardens feature a generous paved area with space for potential artificial/natural turf. Also included is the timber summer house, perfect for outdoor living space or for all your garden storage needs.

Council Tax

East Suffolk Council Band A

SUMMARY

A CHAIN FREE, three bedroom semi-detached home situated in the desirable location of Pakefield, just a short walk to the beach, sea. Benefits include Gas central heating with a newly installed boiler, double glazing throughout and a well maintained rear garden with summerhouse.

Book your viewing today.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

A THREE BEDROOM SEMI-DETACHED HOME

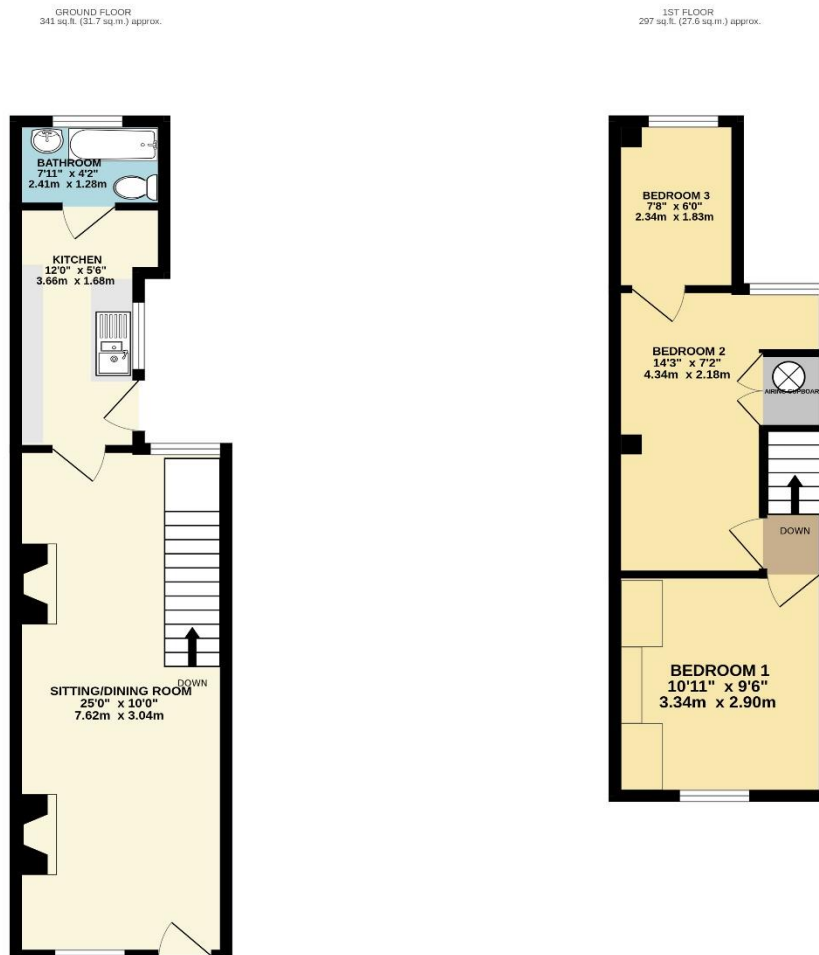
This CHAIN FREE, three bedroom semi-detached home is situated in the desirable location of Pakefield, just a short walk to the beach, sea and nearby amenities. Your accommodation comprises of an open-plan lounge/dining room, kitchen and bathroom to the ground floor with three bedrooms to the first floor. Externally, you will find a well maintained rear garden including summer house and patio area. Gas central heating with a newly installed boiler plus double glazing throughout are additional benefits.

****CHAIN FREE****

LOCATION AND AMENITIES

Morton Road is located to the South of the seaside town of Lowestoft and is situated within the very sought after area of Pakefield. Situated just off the A12 making the towns of Lowestoft, Southwold and Beccles easily accessible. Good schools and public transport are convenient and not only are you spoilt by the stunning Suffolk countryside, but the award-winning Lowestoft beach is on your doorstep! The area boasts a thriving friendly community complete with local shops, restaurants and public houses.

Contact: Jade Harrison | Mobile: 07311 395 240 | Email: jade@one-estates.co.uk



TOTAL FLOOR AREA : 637 sq.ft. (59.2 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.
Made with Metropix ©2023

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.