



Guide Price: £210,000
7 Ship Road, Pakefield

We are pleased to offer for sale this semi-detached property located in Pakefield, and being within easy access to a local shops and a bus stop that provides access into the nearby town centre of Lowestoft.

In addition, you will also find the clifftop, sea and beach with in a 20 minute walk. The property benefits from having a sitting room, dining room, kitchen and three first floor bedrooms. This property is being offered with no onward chain.

Property Features:

- Semi Detached House
- Located A Walk From The Seaside
- Three Separate Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Downstairs Bathroom
- Good Sized Garden
- No Onward Chain



The Property

On entering the property, you are welcomed by the entrance hall having a staircase rising to the first floor with a storage cupboard beneath. Leading off from the hall to the left is a separate sitting room with a uPVC sealed unit double glazed front window and a boarded fireplace with hearth and mantle. The dining room can be found to the rear of the property overlooking the rear garden and also has a boarded fireplace and a uPVC sealed unit double glazed window. A fitted kitchen has a worktop with inset stainless steel sink and drainer with cupboards under and recess with space and plumbing for a washing machine, further worktop with cupboards and drawers under, matching wall cupboards, space for free standing cooker with extractor over, uPVC sealed unit double glazed window and space for upright fridge/freezer. A door then leads into a rear lobby with uPVC sealed unit double glazed door to the garden and a cupboard housing a gas fired combi boiler which provides heating and hot water. A ground floor bathroom is located to the back of the property and comprises an enamel bath with mixer tap and shower attachment, low level W.C, vanity sink with cupboard below and uPVC sealed unit double glazed window





Property Cont'd...../

From the hall the staircase rises to the first floor and landing with roof access hatch and provides access to the bedrooms. There are two doubles and one single bedroom, and all have uPVC sealed unit double glazing.

External

Outside to the front there is a garden area enclosed by panel screen fencing and entrance gate, a path leads to the front door. To the rear is a good size fully enclosed garden which is mainly laid to lawn and has various inset shrubs, a garden shed, paved path and side entrance gate.

Location

Pakefield is a suburb of the town of Lowestoft and is located around 2 miles from the centre of the town where there is a train station with links via Norwich & Ipswich. The town has churches as well as its own Primary & High School. Pakefield is also a popular holiday destination with its panoramic coastal walks, views and beaches. Pakefield has its own art gallery, public houses and quality restaurants. There is a bus service from Pakefield to the market town of Beccles where you can take advantage of the wide range of supermarkets and independent shops.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: A

Services: Gas central heating and hot water Mains drainage, electricity and water connected.

Viewings: Buy Appointment Only

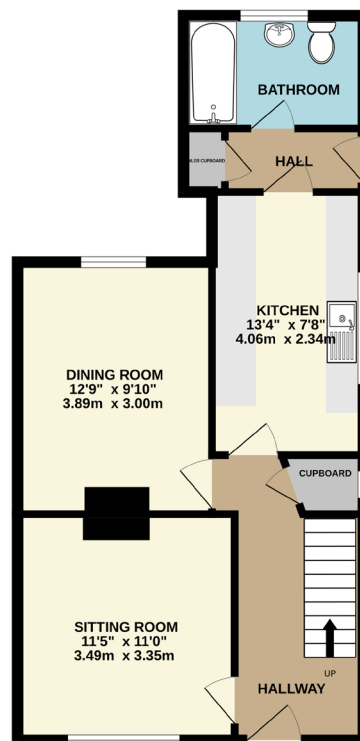
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EPC Rating: D

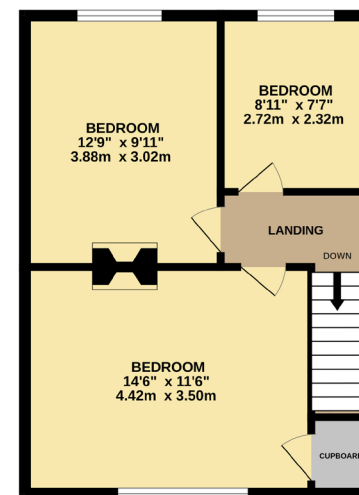
Tenure: Freehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.

GROUND FLOOR



1ST FLOOR



5, SHIP ROAD, PAKEFIELD, NR33 7DN

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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