

Tenure: Freehold  
 Council Tax Band: A  
 EPC Rating: D  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



## Nelson Road Pakefield, NR33 7AN

- 3 bedroom home
- Perfect for the first time buyer
- West facing rear garden
- Utility room
- Rear garden with timber shed
- Sought after Pakefield location
- Close to local schools and amenities
- Great investment potential
- Set within close proximity to an award winning beach
- NO CHAIN

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 recheck the measurements

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### Location

Discover the hidden gem of sought after Pakefield, a charming village nestled in Lowestoft, Suffolk, blessed with award-winning sandy beaches, breathtaking Victorian seafront gardens, and the iconic Royal Plain Fountains. With two piers and an array of independent eateries, there's no shortage of things to do and see. Pakefield is also home to top-rated schools, excellent public transport links, and a vibrant local community.

### Lounge

11'1" x 10'2"

UPVC front door with obscure window opens into the lounge, carpet flooring, UPVC double glazed window to the front aspect, radiator & fireplace.

### Lobby

Carpet flooring & stairs leading to the first floor landing.

### Dining room

11'1" x 9'10"

Carpet flooring, UPVC double glazed window to the rear aspect, radiator, electric fireplace, doors opening to the kitchen & an under stairs storage cupboard.

### Kitchen

9'2" x 6'2"

Tile flooring, UPVC double glazed window to the side aspect, radiator, units above and below laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built in extractor fan, space for a cooker & doors opening to the garden & utility room.

### Utility room

7'2" x 5'6"

UPVC double glazed obscure window to the side aspect, tile flooring, radiator, unit with laminate work surface, space for a fridge freezer and washing machine. A door opens into the bathroom.

### Bathroom

6'2" (max) x 5'6" (max)

Tile flooring, UPVC double glazed window to the rear aspect, suit comprises of low level wc, panelled bath with a mains fed shower above, pedestal wash basin, extractor fan & radiator.

### Stairs to the first floor landing

Carpet flooring & doors opening into bedrooms 1 & 2.

### Bedroom 1

11'1" x 10'2"

Carpet flooring, radiator, UPVC double glazed window to the front aspect and a door opening to a storage cupboard.

### Bedroom 2

11'1" x 9'8'5"

Carpet flooring, radiator, UPVC double glazed window to the rear aspect and a door opens into bedroom 3.

### Bedroom 3

9'2" x 6'2"

Carpet flooring, radiator and a UPVC double glazed window to the rear aspect.

### Outside

To the front of the property a gate opens to a shingle frontage, a pathway leads up to the front door, all of which is fully enclosed by a brick wall.

At the rear of the property a pathway leads up to a laid lawn area which is bordered by decorative plants. The garden includes decking, a timber shed and gated access to the rear.

### Financial services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

