

£180,000
Offers In Excess Of



Stradbroke Road Pakefield, NR33 7HP

- Ideal first time buyer home
- 3 Bedrooms
- Well presented throughout
- South facing garden
- Popular Pakefield location
- Close to local amenities
- Separate sitting room and dining room
- Double glazing throughout
- Gas central heating
- Modern kitchen





Location

This 3 bedroom mid terrace is situated in the popular Pakefield location, a charming village nestled in Lowestoft, Suffolk, blessed with award-winning sandy beaches, breath-taking 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.



Sitting Room

2.76m x 3.78m

UPVC double glazed window and entrance door to the front aspect, LVT flooring throughout, radiator, solid wood doors opening to a built in under stairs storage cupboard and stairs leading to first floor landing and dining room.

Dining Room

3.24m x 3.78m

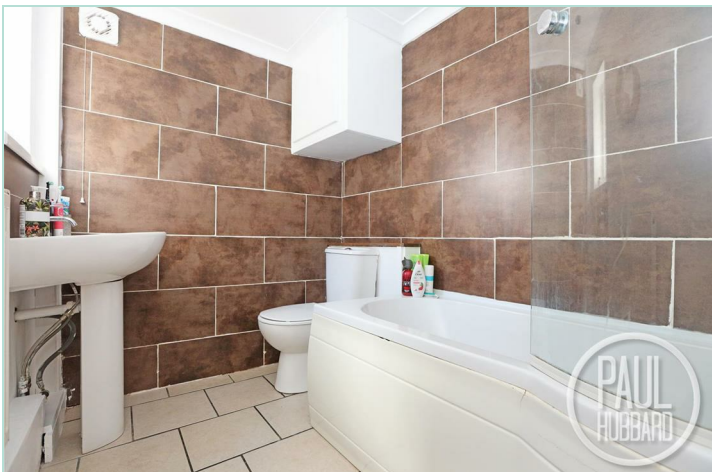
UPVC double glazed window to the rear aspect, LVT flooring throughout, radiator and solid wood door opening to the kitchen.



Kitchen

2.48m x 2.26m

UPVC double glazed window to the side aspect with door opening to the garden, laminate flooring throughout, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, recently fitted gas hob and integrated oven. Space for a washing machine, extractor fan and solid wood door opening to the bathroom.



Bathroom

2.46m x 1.69m

UPVC double glazed window to the side aspect, tile flooring throughout, part tile walls, radiator, toilet, pedestal hand wash basin and a p-shape bath with mains fed shower above.

First floor landing

Carpet flooring throughout, loft hatch and doors opening to bedrooms 1 and 2.



Bedroom 1

3.78m x 2.75m

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator, original feature fire and a door opening to built in cupboard.



Bedroom 2

3.78m x 3.28m

UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator and door opening to bedroom 3/study.



Bedroom 3/Study

2.46m x 2.28m

A room currently being used as a study but has the potential to be a 3rd bedroom, comprising of a UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator and built in cupboard housing the gas boiler.



Outside

To the front of the property a gate opens to an easily maintained pebbled front garden.

To the rear of the property a patio seating area leads to a fully enclosed, south facing laid lawn garden with decorative flower bed borders, shingle area with garden shed and gate opening to rear access.

Agent Note

This property has the potential to be sold as chain free, please enquire for more information.


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.



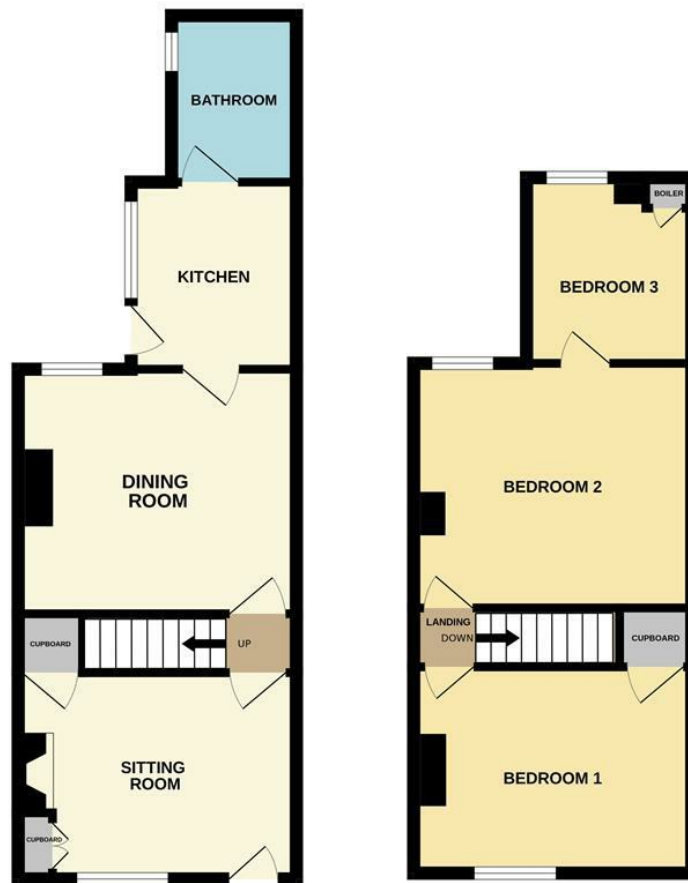


Tenure: Freehold
 Council Tax Band: A
 EPC Rating: C
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



STRADBROKE ROAD, PAKEFIELD, NR33 7HP

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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Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

Contact Us
www.paulhubbardonline.com
 01502 531218
info@paulhubbardonline.com

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