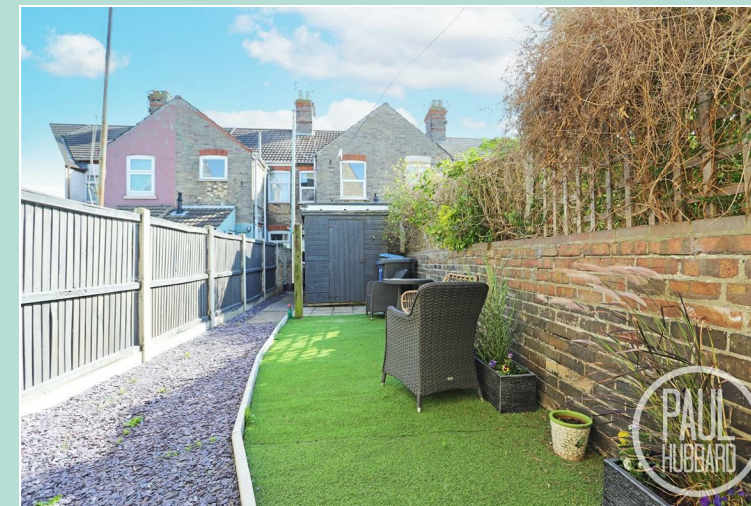


Tenure: Freehold  
 Council Tax Band: A  
 EPC Rating: D  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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	

**£160,000**  
 Offers In Excess Of



**St Georges Road**  
 Pakefield, NR33 0JP

- ENSUITE AND SEPERATE BATHROOM
- IDEAL HOLIDAY LET
- RENOVATED PROPERTY
- FANTASTIC INVESTMENT
- TWO RECEPTION ROOMS
- LOW MAINTENCE
- GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- STONES THROW FROM PAKEFIELD BEACH
- BE QUICK TO VIEW!



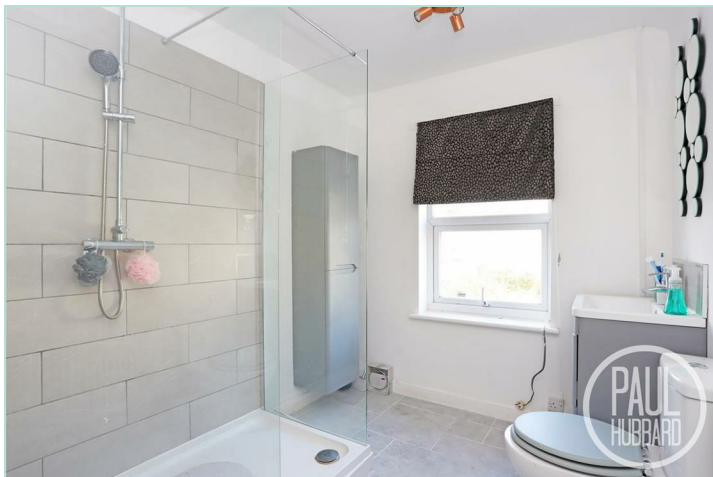
Paul Hubbard Estate Agents  
 178-180 London Road South  
 Lowestoft  
 Suffolk  
 NR33 0BB

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

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

e - info@paulhubbardonline.com

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### Location

Pakefield is a village located around 2 miles south of the centre of the town of Lowestoft in Suffolk, England.

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. Pakefield is within catchment for various prestigious schools, ideally located for public transport links and the village is home to fantastic local restaurants and shops.

### Porch

UPVC double glazed door opening to front aspect, vinyl flooring and door opening into lounge.

### Sitting room

11'1" x 10'9"

UPVC double glazed window to front aspect, radiator, carpet flooring, period feature fireplace and a door opening into the lobby.

### Dining room

11'5" x 11'1"

UPVC double glazed window to rear aspect, radiator, carpet flooring, doors opening to under stair storage cupboard and into kitchen.

### Kitchen

8'6" x 7'2"

UPVC double glazed window to side aspect, vinyl flooring and door opening to rear lobby. Units above and below work surfaces with inset stainless steel sink and drainer. Spaces for fridge freezer and washing machine. Free standing oven with ceramic hob.

### Rear Lobby

UPVC double glazed door opening into rear garden, doors opening to storage cupboard and into shower room.

### Shower Room

7'10" x 6'10"

UPVC double glazed obscure window to side aspect, radiator, non slip flooring with toilet, pedestal wash basin and mains fed shower with handheld attachment.

### Stairs leading to the first floor landing

Carpet flooring and doors opening into bedrooms 1-2

### Bedroom 1

11'5" x 11'1"

UPVC double glazed window to rear aspect, exposed floorboards, radiator, period feature fireplace and door opening to storage cupboard and into the en-suite shower room.

### En-suite shower room

8'6" x 6'10"

UPVC double glazed window to rear aspect, tiled flooring, radiator, toilet, wash basin set into a vanity unit, walk in mains fed shower with rainfall and handheld attachments.

### Bedroom 2

11'5" x 10'9"

UPVC double glazed window to front aspect, radiator, carpet flooring, period feature fireplace and door opening to storage cupboard.

### Outside

To the front is a paved garden with gated access.

To the rear is a paved walkway leading to a laid lawn garden, bordered by shingle and offering gated access onto Morton road. A door opens to timber storage shed.

### 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.

