

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) A			
(81-91) B			81
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£165,000
 Guide Price



Stradbroke Road

Suffolk, NR33 7HN

- Feature fireplaces
- Separate dining and sitting room
- Close to local amenities & shops
- The perfect canvas for customisation
- Ideal mid terrace home
- Sought after Pakefield location
- South facing rear garden
- 3 bedrooms
- Chain free
- Gas boiler



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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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Summary

This ideal mid-terrace home in the sought-after Pakefield location features 3 bedrooms, a south-facing rear garden and is chain-free. The property includes a gas boiler, a feature fireplace, separate dining and sitting rooms, and a separate entrance porch. It is conveniently close to local amenities and shops, making it the perfect canvas for customisation.

Location

Discover the hidden gem of sought after Pakefield, 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.

Entrance porch

1.44 x 1.02

Timber entrance door to side aspect, timber single glazed window to front aspect, vinyl flooring and a door leading through to the sitting room.

Sitting room

3.62 x 3.18

UPVC double glazed window to front aspect, fitted carpet, gas fireplace with period tile surround, radiator and a door leading to the stairs & through to the dining room.

Dining room

3.62 x 3.07

Timber frame single glazed window to rear aspect, carpet flooring, feature fireplace, radiator, under stairs storage cupboard and a door opening to the kitchen.

Kitchen

2.69 x 2.09

Timber single glazed window and door to side aspect leading through to lean to, vinyl flooring, tiled walls, units above and below, laminate work surfaces, inset stainless steel sink and drainer with mixer tap, space for 4 ring gas oven, fridge and plumbing for washing machine, wall mounted gas boiler and a door leading to the bathroom.

Bathroom

2.20 x 1.56

A step down take you to the bathroom which comprises; UPVC double glazed obscure window to side aspect, tile flooring, radiator, panelled bath with hot & cold taps, electric shower above, pedestal wash basin with hot & cold taps, toilet with push flush button and part tiled walls.

Lean to

2.84 x 1.30

UPVC double glazed obscure windows to the side aspect, UPVC double glazed door to the rear aspect leading to garden, space for freezer and vinyl flooring.

Stairs to first floor landing

Fitted carpet and doors opening to bedrooms 1 & 2.

Bedroom 1

3.63 x 3.18

UPVC double glazed window to the front aspect, carpet flooring, period fireplace, radiator and multiple built in storage cupboards.

Bedroom 2

3.62 x 3.08

UPVC double glazed window to the rear aspect, carpet flooring, radiator, period fireplace and a door leading to bedroom 3.

Bedroom 3

2.72 x 2.10

A step down leading to bedroom 3 which comprises; UPVC double glazed window to the rear aspect, wood effect laminate flooring, loft hatch and a radiator.

Outside

To the front of the property there is a paved walkway with brick surround leading to the entrance porch. To the rear of the property is a paved walkway leading to seating area, shed and rear gate access, laid lawn with shrub and timber fence surround.

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.

