

£220,000  
Offers In Excess Of



## Ship Road

Pakefield, NR33 7DP

- Chain free
- Popular Pakefield location
- Semi-detached bungalow
- 3 Seperate bedrooms
- Spacious rear garden
- Sizeable kitchen/Diner
- Driveway with off road parking
- Garage to the rear
- Close to local amenities
- A great oppotunity to put your own stamp on it





### Location

This 3 bedroom semi-detached bungalow is situated in 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.



### Kitchen/Diner

5.70m x 3.19m

UPVC double glazed windows to the rear and side aspect with entrance door, vinyl flooring throughout, part tile walls, x2 radiators, units above and below, laminate work surfaces, stainless steel sink with drainer, 4 ring gas hob, integrated double oven and grill. Space for appliances including a washing machine, fridge/freezer and tumble dryer, doors opening to both inner and rear hallways, an airing and storage cupboard.



### Rear Hall

Vinyl flooring throughout, a radiator and door opening to the wet room.

### Wetroom

1.68m x 1.59m max

UPVC double glazed window to the rear aspect, wet room flooring throughout, part tile walls, a radiator, pedestal hand wash basin, toilet and a walk in electric shower.



### Inner Hall

Carpet flooring throughout and doors opening to the sitting room and bedrooms 1-3.

### Sitting Room

4.24m x 3.27m

Double internal doors to the rear aspect open into the garden room, carpet flooring throughout and back boiler gas fire.

### Garden Room

2.52m x 2.78m

Sliding doors to the rear aspect opening into the garden, carpet flooring throughout and a radiator.



### Bedroom 1

3.98m x 3.27m

UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.

### Bedroom 2

3.19m max x 3.33m

UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.

### Bedroom 3

2.42m x 1.95m

UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.



### Outside

#### Garage

Situated to the rear, with window to the side aspect, double doors to the front aspect, light and power.

To the front of the property a decorative pebble garden with mature tree and concrete driveway which leads up to level timber gates opening to additional parking space, the main entrance door, garage and access to the garden.



To the rear of the property a concrete ramp and pathway leads up to a sizeable, fully enclosed laid lawn garden with patio seating area, mature trees and timber garden 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.



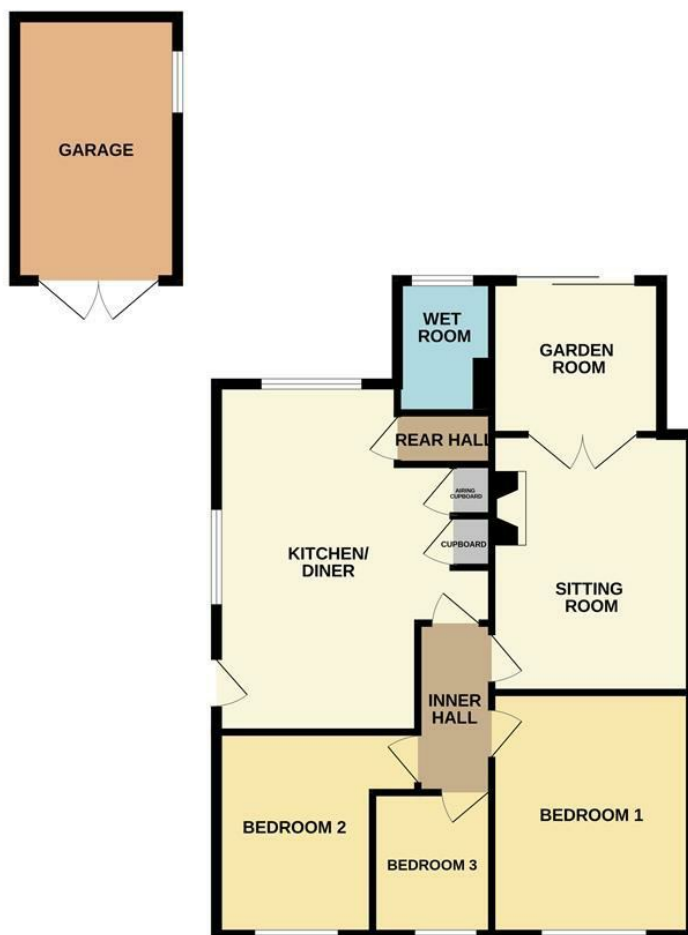




Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: D  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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	

SHIP ROAD  
 946 sq.ft. (87.8 sq.m.) approx.



TOTAL FLOOR AREA: 946 sq.ft. (87.8 sq.m.) approx.

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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