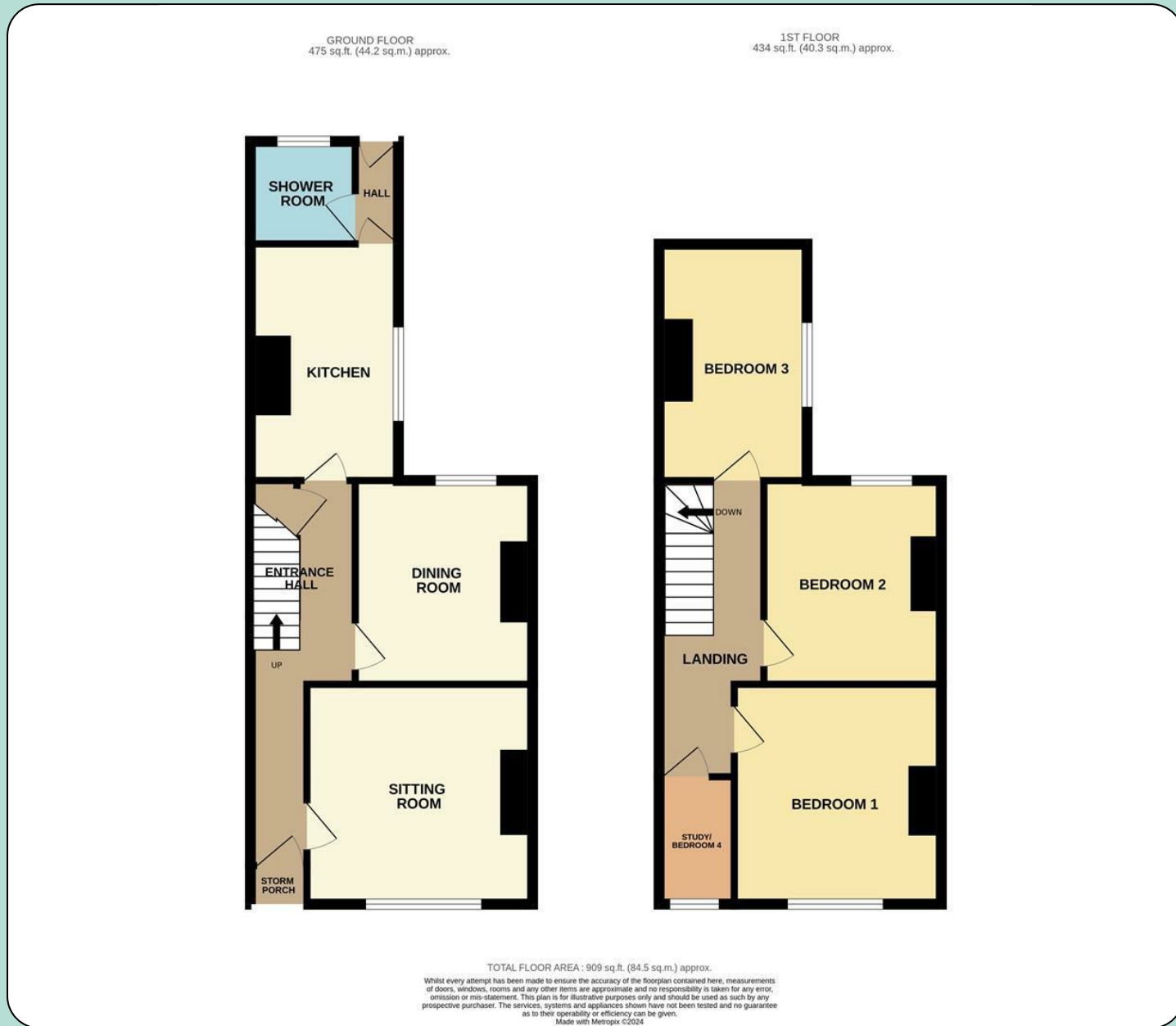


Tenure: Freehold
 Council Tax Band: A
 EPC Rating: TBC
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

£190,000
 Asking Price



Rochester Road
 Pakefield, NR33 0JR

- Popular Pakefield location
- 3/4 Separate Bedrooms
- Walking distance to the beach
- Chain free
- Opportunity to put your own stamp on it
- Separate entrance hall
- Sitting room and dining room
- Close to local amenities
- Neutral colours throughout
- Gas central heating



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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



Location

This 3 bedroom semi-detached property 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.

Entrance hall

UPVC double glazed door to the front aspect, carpet flooring throughout, dado rail, radiator, stairs to the first floor landing and doors opening to the sitting room, dining room, under stairs storage cupboard and kitchen.

Sitting Room

3.37m x 3.72m
UPVC double glazed window to the front aspect, carpet flooring throughout, radiator and a feature tile fireplace.

Dining Room

3.36m x 2.95m
UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator and a feature fireplace.

Kitchen

3.90m x 2.44m
UPVC double glazed window to the side aspect, carpet flooring throughout, part tile walls, door opening to the inner hall, units above and below, laminate work surfaces, ceramic sink with drainer, radiator, space for appliances including a washing machine, oven and fridge/freezer.

Hall

UPVC double glazed door to the rear aspect opening into the garden, carpet flooring throughout and a door opening to the shower room.

Shower Room

1.69m x 1.73m
UPVC double glazed window to the rear aspect, carpet flooring throughout, tile walls, toilet, radiator, pedestal hand wash basin and a mains fed shower enclosed within a glass cubicle.



First Floor Landing

Carpet flooring throughout, dado rail and doors opening to bedrooms 1 and 3 and a study room.

Bedroom 1

3.37m x 3.43m
UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.

Bedroom 2

3.34m x 2.95m
UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator and an original feature fireplace.

Bedroom 3

3.92m x 2.45m
UPVC double glazed window to the side aspect, carpet flooring throughout, radiator and a wall mounted gas boiler.

Study/Bedroom 4

2.10m x 1.20m
A small room located at the front of the property which could be used as a study or nursery, comprising of a UPVC double glazed window and carpet flooring throughout.

Outside

To the front of the property a level cast iron gate opens to an easily maintained concrete front garden.

To the rear of the property a patio seating area leads up to a fully enclosed laid lawn garden with concrete pathway to a brick built outhouse and gate opening to side access.

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.

