

£180,000
Asking Price



St. Georges Road Pakefield, NR33 0JP

- Great for the first time buyer
- 3 Bedrooms
- Moments walk to Pakefield beach
- Close to local amenities
- South East facing rear garden
- Prime Pakefield location
- Ideal for public transport links
- Separate sitting room and dining room
- Conservatory
- Gas central heating

**PAUL
HUBBARD**



Location

Discover the hidden gem of sought after Pakefield, a charming village nestled in Lowestoft, Suffolk, blessed with award-winning sandy beaches, breathtaking 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

UPVC double glazed window and entrance door to the front aspect, carpet flooring throughout, a radiator, door opening to stairs leading to first floor landing and dining room.

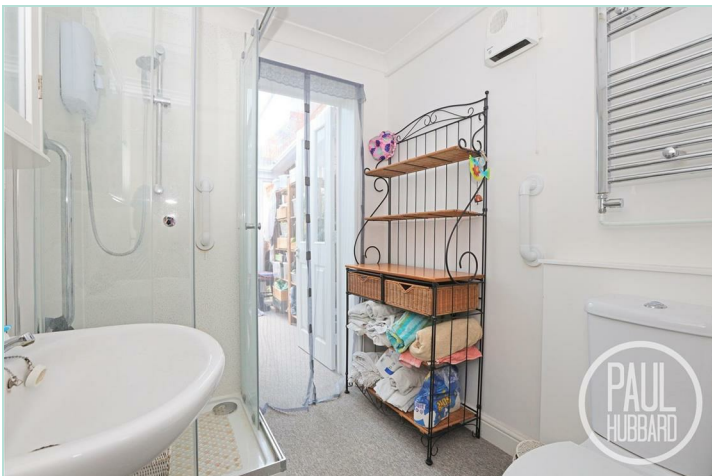


Dining room

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and doors opening to under stairs storage cupboard and to the kitchen.

Kitchen

UPVC double glazed window and door to the side aspect opening into the garden, vinyl flooring throughout, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, a radiator, space for appliances including a fridge/freezer, washing machine and dishwasher. Integrated oven and 4 ring ceramic hob, wall mounted boiler and door opening to the shower room.



Shower room

Carpet flooring throughout, a radiator, toilet, pedestal hand wash basin, an electric shower enclosed within an aqua board and glass cubicle. Door opening to the conservatory.

Conservatory

UPVC double glazed french doors to the rear aspect opening into the garden and windows to the side aspect, carpet flooring throughout and integral roof blinds.



First floor landing

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

Bedroom 1

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and door opening to built in cupboard with loft hatch inside.



Bedroom 2

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

Bedroom 3/ WC

A room currently being used as a third bedroom but has the potential to be used as a WC. UPVC double glazed window to the side aspect, step leading down, carpet flooring throughout, a radiator, toilet and pedestal hand wash basin.

Outside

To the front of the property an easily maintained patio garden which leads up to the main entrance door.

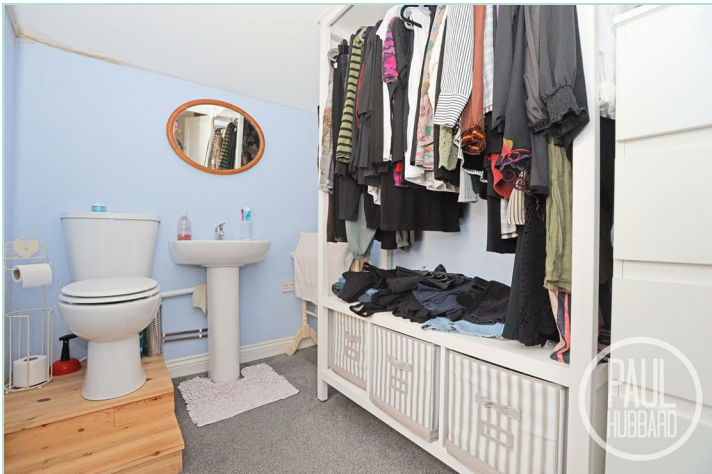
To the rear of the property a concrete pathway and seating area leads up to a level timber gate opening to a south east facing laid lawn garden with a selection of plants, decorative shingle bed, patio area and timber garden shed.

Agent note

Freestanding appliances in the kitchen are negotiable to stay.

Financial Services

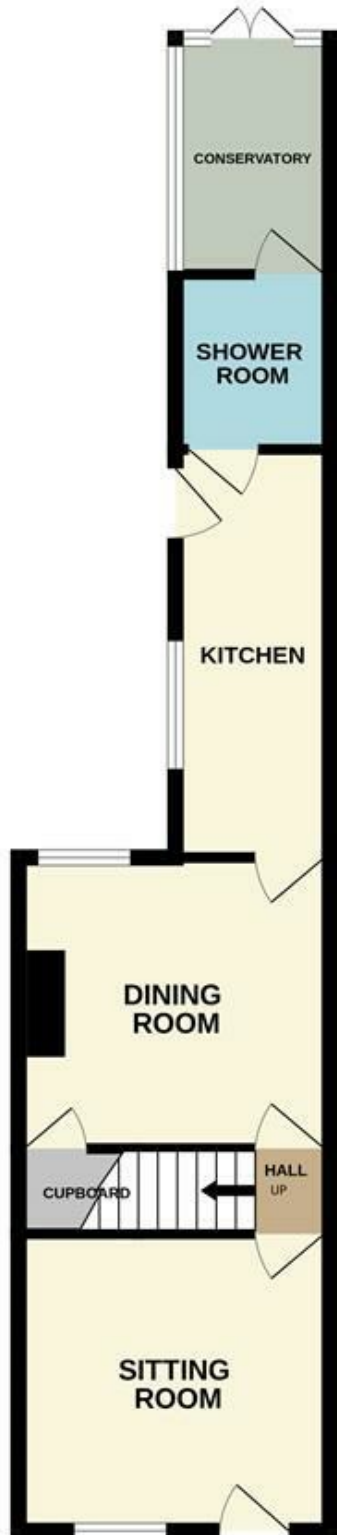
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GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.

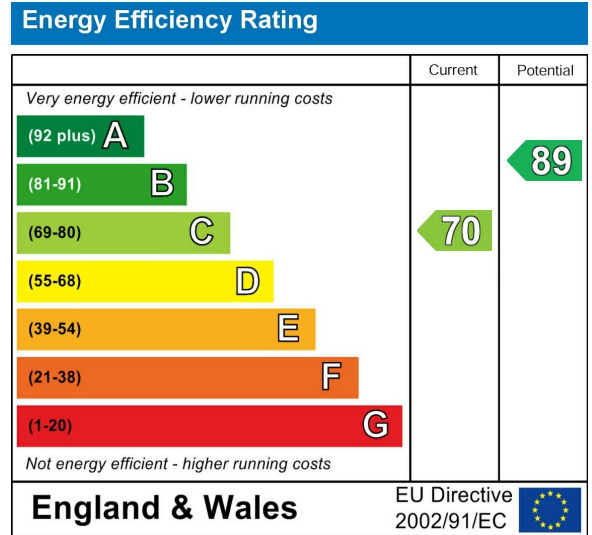
1ST FLOOR
313 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 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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Tenure: Freehold
 Council Tax Band: A
 EPC Rating: C
 Local Authority: East Suffolk Council



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