

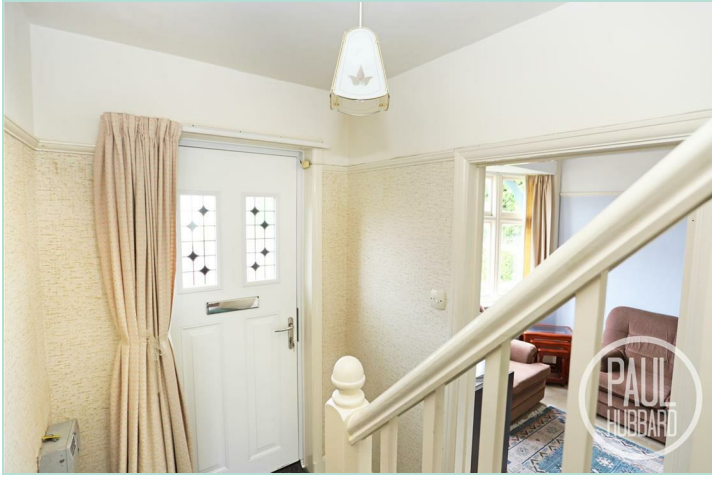
£170,000  
Asking Price



## Stradbroke Road , NR33 7HR

- Bay fronted end terrace home
- 3 separate bedrooms
- South facing rear garden
- Chain free
- Perfect for customisation & making your own
- 2 reception rooms
- Hall entrance
- Ample storage space
- Set in sought after Pakefield
- Close to local amenities & shops





### 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 hall

Composite entrance door to the front aspect, fitted carpet, fuse board, under stair storage cupboard and doors opening to the sitting room & dining room.



### Sitting room

3.48 x 2.81

Timber frame bay window to the front aspect and an open fireplace.

### Dining room

3.88 x 2.89

Vinyl flooring, timber frame window to the rear aspect, open fireplace with tile surround and doors opening to the pantry & kitchen.



### Pantry

1.47 x 0.65

A versatile space perfect for extra storage.

### Kitchen

3.13 x 1.48

Vinyl flooring, timber frame window to the side aspect, units below, a laminate work surface, stainless steel sink & drainer with hot & cold taps, space for a fridge & oven and a door opens to the rear lobby.

### Rear lobby

Vinyl flooring and doors opening to the cloakroom, storage cupboard and to the rear garden.

### Cloakroom

1.66 x 1.07

Vinyl tile flooring, timber frame obscure window to the rear aspect, toilet, pedestal wash basin with hot & cold taps and tile splash backs.



### Stairs leading to the first floor landing

Fitted carpet, loft access and doors opening to bedrooms 1-3 & the bathroom.

### Bedroom 1

3.81 x 2.61

Fitted carpet and a timber frame window to the rear aspect.



### Bedroom 2

3.49 x 2.60

Fitted carpet, fireplace surround and a timber frame window to the front aspect.

### Bedroom 3

2.79 x 1.82

Vinyl flooring, airing cupboard and a timber frame window to the rear aspect.

### Bathroom

1.79 x 1.24

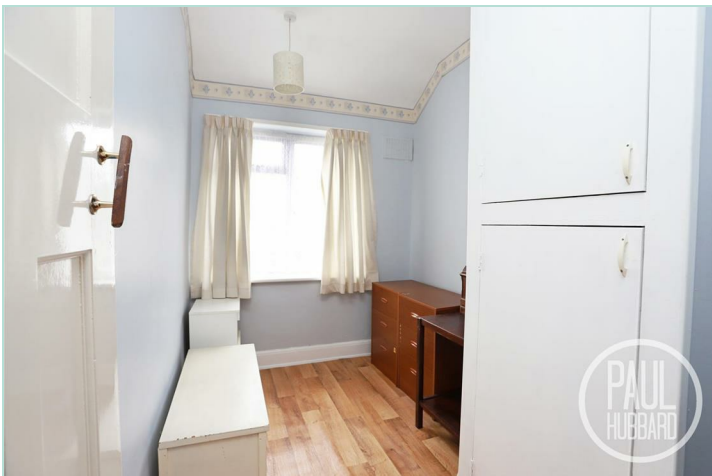
Vinyl flooring, timber frame obscure window to the front aspect, tiled walls, a panelled bath with hot & cold taps and a pedestal wash basin with hot & cold taps.



### Outside

The property features a fully enclosed front garden area with a panel fence and gated access, leading to a pathway and steps up to the main entrance door. The front garden is laid to lawn and bordered with decorative plants and shrubs. An additional side gate provides access to a pathway leading to the rear garden.

The spacious rear garden is mostly laid to lawn and features mature plants and shrubs. It includes a long plot & is perfect for customisation. The garden also contains two storage sheds and benefits from a south-facing orientation.



### Agent note

- Probate certification has been granted.
- The property is connected to the gas supply, although gas central heating has not yet been installed.
- The pathway which provides access to the rear garden (at the left hand side of the property), is shared with a neighbouring property.

### 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.







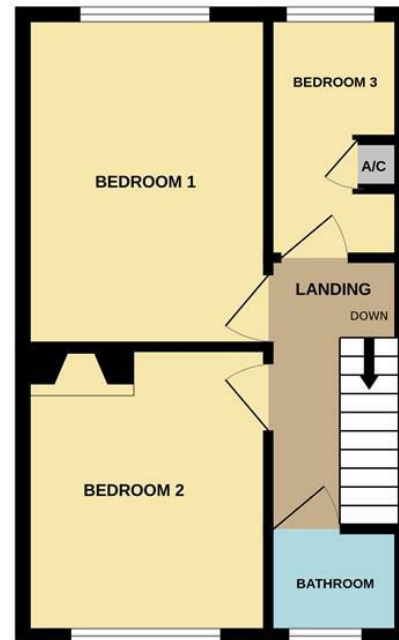
Tenure: Freehold  
 Council Tax Band: A  
 EPC Rating:  
 Local Authority: East Suffolk Council

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>		
(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	

GROUND FLOOR



1ST FLOOR



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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