

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		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£200,000
 Asking Price



Rochester Road
 Suffolk, NR33 0JR

- Open plan kitchen/ diner
- Sought after location in Pakefield
- Walking distance to Pakefield beach
- Close to local amenities & shops
- Bay fronted mid terrace home
- Period features
- 2 double bedrooms
- Spacious kitchen/ diner
- Utility room with WC
- Wood burner with oven



Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

Contact Us
 www.paulhubbardonline.com
 01502 531218
 info@paulhubbardonline.com

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

e - info@paulhubbardonline.com

t - 01502 531218



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.

Entrance hall

Timber entrance door to the front aspect, fitted carpet, radiator, stairs leading to the first floor landing and openings lead through to the sitting room & kitchen/ diner.

Sitting room

3.33 + bay x 3.46
Fitted carpet, UPVC double glazed bay window to the front aspect, radiator and a cast iron wood burner with oven.

Kitchen/ diner

4.53 x 3.35
Vinyl flooring, UPVC double glazed window to the rear aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset stainless steel 1.5 sink & drainer with mixer tap, space for an oven, under stair storage cupboard (currently housing the fridge-freezer) and doors opening to the utility room & rear garden.

Utility room

2.36 x 1.28
A step down takes you to the utility room which comprises, laminate flooring, x2 UPVC double glazed obscure windows to the side & rear aspect, radiator, wall mounted gas combi boiler, units below, laminate work surfaces and space for a washing machine.

Stairs leading to the first floor landing

Fitted carpet, loft access and doors opening to bedrooms 1-2 and the family bathroom.

Bedroom 1

4.51 x 3.33
Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in storage cupboard.



Bedroom 2

3.39 max x 3.14
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bathroom

2.41 x 1.49
Vinyl flooring, UPVC double glazed window to the rear aspect, radiator, tiled walls, suite comprises a toilet, pedestal wash basin with hot & cold taps, a panelled bath with a mixer tap and a hand held shower attachment.

Outside

The front garden features a timber fence surround and a small paved area. A step up leads to the storm porch, providing access to the front door.

The rear garden includes a courtyard patio area with a lean-to roof. A small step up leads to a well-maintained lawn, bordered by a variety of plants and shrubs. Additionally, the garden features a timber storage shed and a summer house, all fully enclosed by a timber panel fence for added privacy.

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.

