

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) A			90
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£200,000  
 Offers Over



Stradbroke Road  
 Lowestoft, NR33 7HT

- Bay fronted Semi- detached bungalow
- 2 separate bedrooms
- Ready to put your own stamp on it
- Chain free
- Generous rear garden
- Conservatory opening to the rear garden
- Off road parking
- Gas central heating with combi boiler
- Double glazed throughout
- Sought after location in Pakefield

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Agents Note: Whilest 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 whilest every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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### Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breathtaking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

### Entrance lobby

UPVC door to the front aspect, fitted carpet, UPVC double glazed window to the side aspect, radiator, built-in storage cupboard and a door opening to the kitchen/diner.

### Kitchen/diner

4.92 x 2.45  
Vinyl flooring, x2 UPVC double glazed windows to the side & rear aspect, x2 radiators, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, spaces for an oven, fridge, freezer & washing machine and doors opening to the conservatory & hallway.

### Conservatory

3.36 x 2.24  
Vinyl flooring, UPVC double glazed windows and x2 doors opening to the rear garden.

### Sitting room

3.77 into bay x 3.28  
Laminate flooring, UPVC double glazed bay window to the front aspect and a radiator.

### Bedroom 1

3.26 x 2.97  
Fitted carpet, UPVC double glazed window to the rear aspect, radiator and fitted wardrobes.

### Bedroom 2

2.49 x 2.36  
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

### Bathroom

2.56 x 1.61  
Vinyl flooring, UPVC double glazed obscure window to the side aspect, part tiled walls, radiator, suite comprises a toilet, a pedestal wash basin with hot & cold taps, electric shower set into a cubicle enclosure, a panelled bath with a mixer tap & a hand-held shower attachment.

### Outside

The property features a driveway for off-road parking, complemented by a shingle area to the side. The front is partially enclosed by a panel fence, with gated access opening to a secure side area leading up to the main entrance door. This gated access also provides entry to the rear garden.

The mature and generously sized rear garden offers plenty of potential, with steps leading down from the conservatory to a spacious lawn. The garden includes a patio area, a pond and a timber storage shed, providing a solid foundation for further enhancement. Additionally, a paved area beside the conservatory accommodates another timber storage shed, offering extra storage options. The entire garden is fully enclosed by a panel fence, ready for your personal touch.

### 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.

### Agent note

Kindly be advised that grant of probate is required for this property. For further information, please do not hesitate to contact our office.

