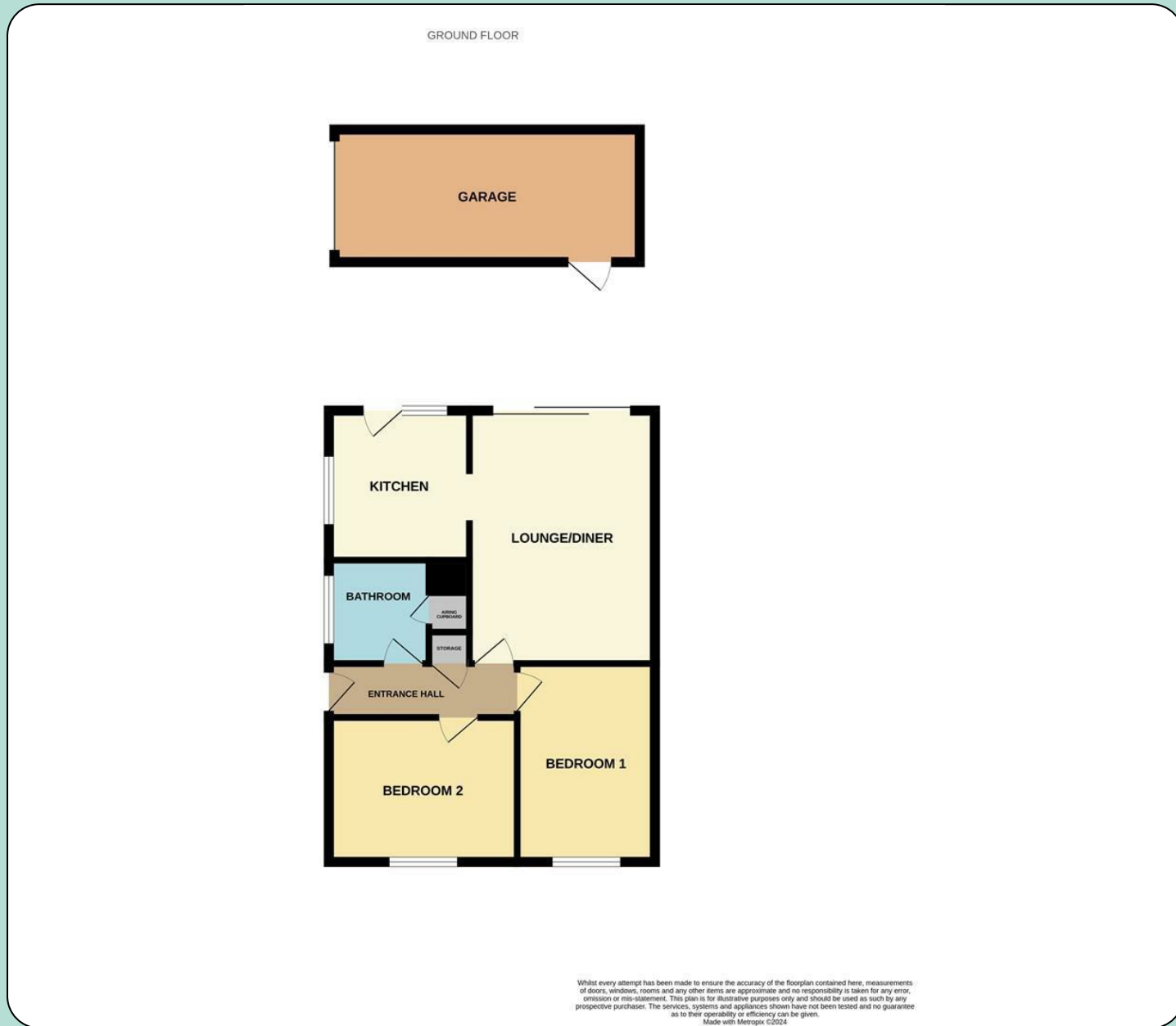


Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: E  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		50	
(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



## Tansy Close

Suffolk, NR33 7HE

- Semi-detached bungalow
- 2 double bedrooms
- Chain free
- Hallway entrance
- Off road parking
- Garage
- Double glazing throughout
- Sought-after Pakefield location
- Close to local amenities & shops
- Perfect for customisation & making your own

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

Contact Us  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
 01502 531218  
[info@paulhubbardonline.com](mailto: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](mailto:info@paulhubbardonline.com)

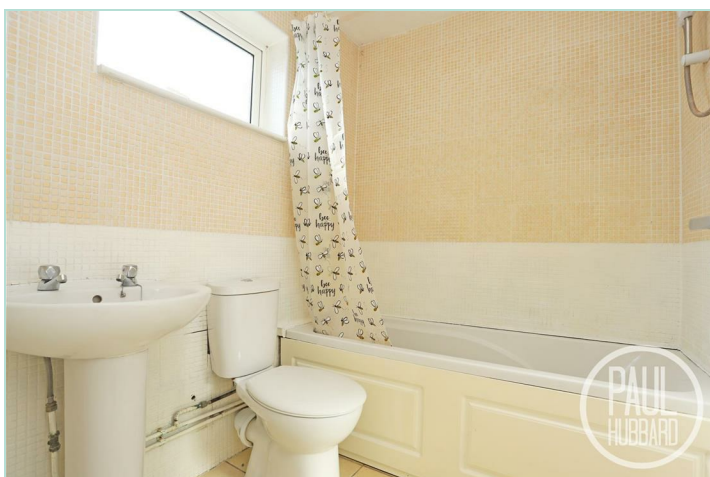
t - 01502 531218





### 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 breath-taking 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.



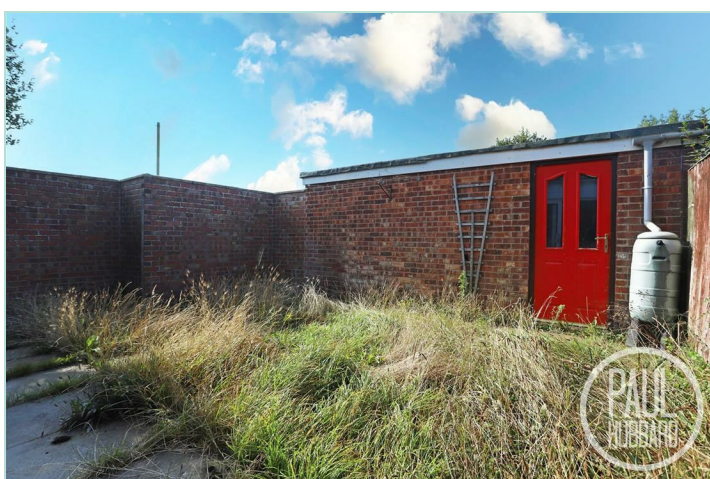
### Entrance hall

UPVC entrance door to the front aspect, fitted carpet, electric radiator, storage cupboard and doors opening to the lounge/diner, bedrooms 1-2 and the bathroom.

### Lounge/ diner

4.51 x 3.30

Fitted carpet, electric radiator, UPVC double glazed sliding doors open to the garden and an archway opening leads through to the kitchen.



### Kitchen

2.49 x 2.49

Tile flooring, UPVC double glazed window to the front & side aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, spaces for a fridge, oven & washing machine and a UPVC door opens to the rear garden.

### Bedroom 1

3.60 x 2.46

Fitted carpet, UPVC double glazed window to the side aspect and an electric radiator.

### Bedroom 2

3.34 x 2.67

Fitted carpet, UPVC double glazed window to the side aspect and an electric radiator.

### Bathroom

1.90 x 1.71

Tile flooring, UPVC double glazed obscure window to the front aspect, loft access, airing cupboard (housing water cylinder), tiled walls, suite comprises a toilet, pedestal wash basin with hot & cold taps, a panelled bath with hot & cold taps and an electric shower above.



### Outside

The front garden is primarily laid to lawn, complemented by shrubs and plants. A pathway leads to the main entrance door, with gated access to the rear garden. Off-road parking is available at the side of the property, extending to a detached brick-built garage.

The rear garden is also mainly laid to lawn, with a pathway providing easy access to the garage via a side door. The garden is fully enclosed by a combination of panel fencing and brick wall, offering privacy and security.

### 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.

