

Council Tax Band: C
EPC Rating: D
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

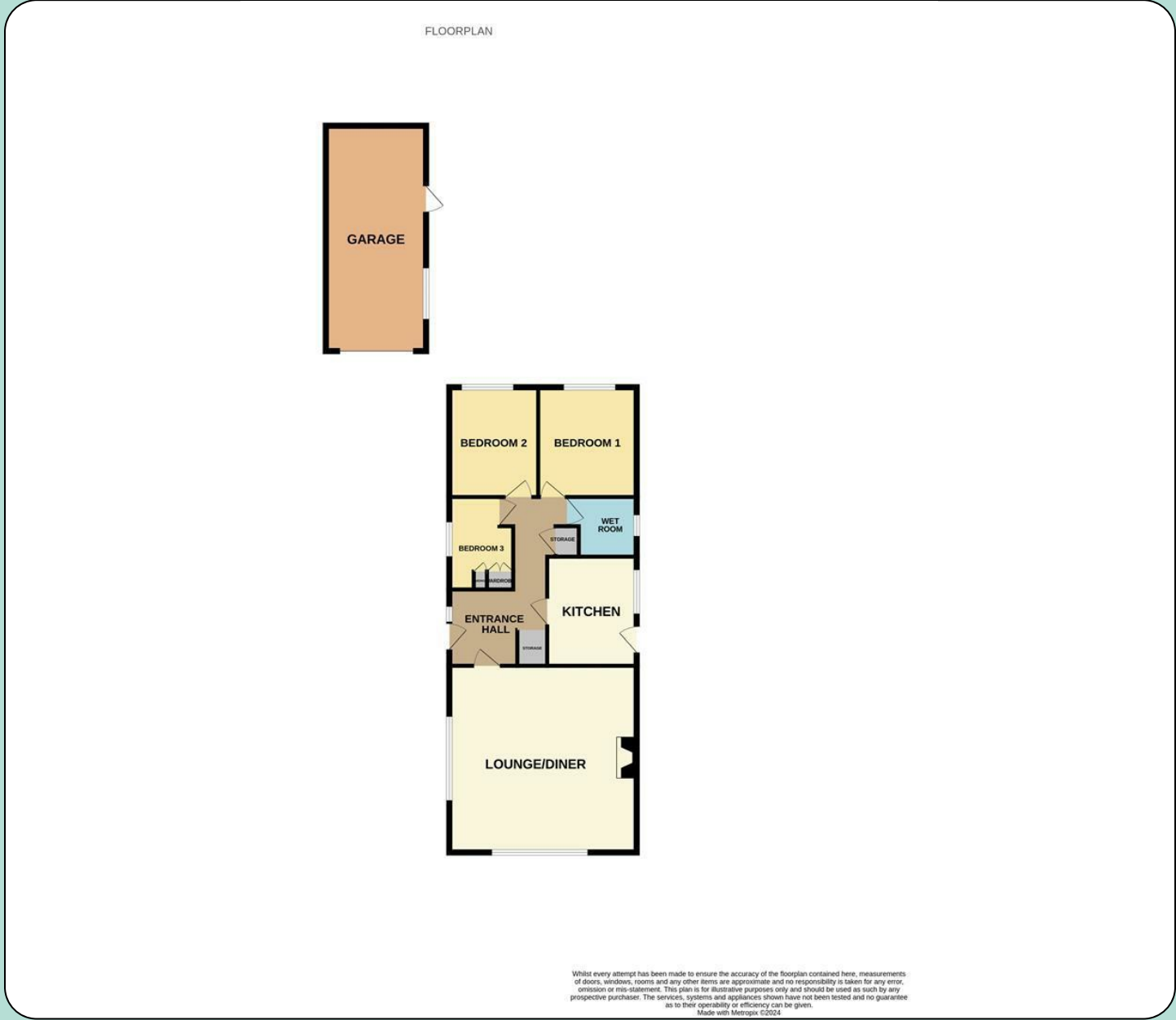
£1,200 Per
Per Calendar Month



Lansdowne Road
Pakefield, NR33 7ES

- Ideal detached bungalow
- 3 separate bedrooms
- Ready to move into
- Driveway with off road parking for multiple vehicles
- Further secure off road parking & garage
- Gardens front & rear
- Spacious lounge/diner
- Wet room with underfloor heating
- Sought after location in Pakefield
- Call us now to arrange a viewing

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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



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

UPVC door & double glazed obscure window to the side aspect, fitted carpet, loft access (housing gas combi boiler), x2 storage cupboards and doors opening to all internal rooms.

Lounge/ Diner

6.05 x 5.51

Fitted carpet, x2 UPVC double glazed windows to the side & front aspect, radiator and gas fireplace with exposed brick mantle & surround.

Kitchen

3.23 x 2.61

Vinyl flooring, UPVC double glazed window to the side aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset ceramic 1.5 sink & drainer with mixer tap, built in double oven & gas hob, spaces for a fridge freezer & washing machine and a UPVC door opens to the exterior.

Bedroom 1

3.29 x 3.03

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 2

3.29 x 3.03

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 3

3.20 max x 2.40 max

Fitted carpet, UPVC double glazed window to the side aspect, radiator and built-in wardrobes.

Wet Room

2.04 x 1.78

Tile flooring, underfloor heating, UPVC double glazed obscure window to the side aspect, extractor fan, heated towel rail, tiled walls, suite comprises a toilet, a pedestal wash basin with a mixer tap and a mains fed shower.

Outside

The front garden features a spacious driveway with off-road parking for multiple vehicles, complemented by a neatly laid lawn. Access to the main entrance is at the side of the property. Double gates lead to additional off-road parking and a garage, all of which is surrounded by a panel fence and brick wall surround for added privacy.

The rear garden is fully enclosed by a panel fence surround, offering a laid lawn and convenient access to the garage via a side door. A generous passageway at the side provides additional space, ideal for outdoor seating or storage. The garden is equipped with an outdoor tap and lighting for convenience.

Garage

6.68 x 2.94

Garage with a window to the side aspect, lighting, power and an up & over door.

Application Process

If you are interested in applying for this property there is a simple process

- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to pay your deposit
- 3) Once references pass you will be asked to pay your first months rent in advance
- 4) Then we can move you into the property!

Application Fees

PLEASE NOTE: In order to meet the affordability criteria for this property, potential tenants must have an income of 2.5x the monthly rent (this can be a combined income if more than 1 tenant).

*Deposit - Deposit is usually 5 weeks rent.

**Guarantor - A guarantor is required if your earnings don't match affordability, you are lacking a previous landlord reference or if you have had previous bad credit. Your guarantor must have an income of 3x the monthly rent. A deposit free option may be available for this property subject to terms and conditions – please enquire for further details on this

