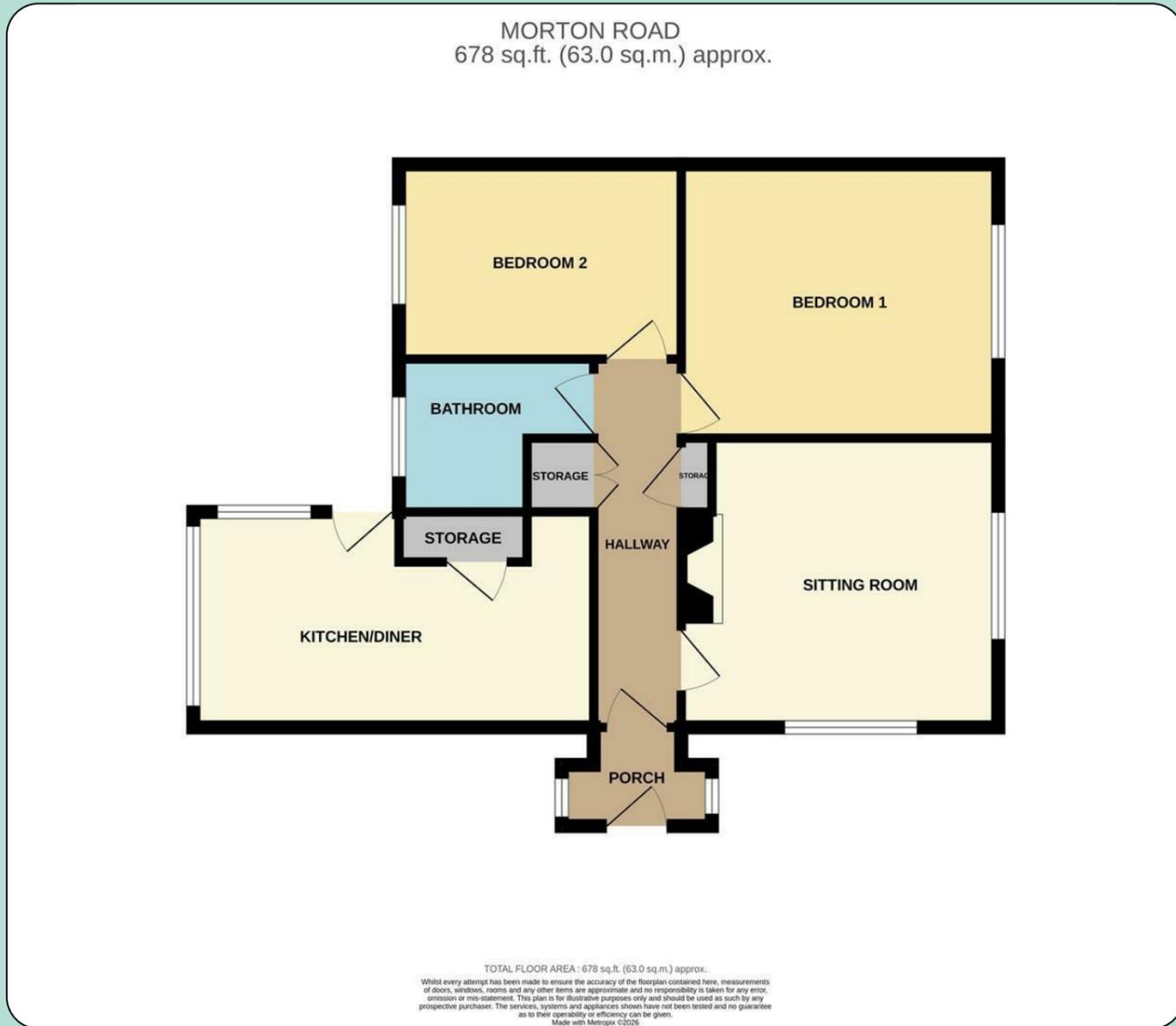


Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: D  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	<b>77</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	

**£240,000**  
 Guide Price



**Morton Road**  
 Lowestoft, NR33 0JQ

- Semi-detached bungalow
- Two well-proportioned bedrooms
- Bright sitting room
- Kitchen/diner
- Off road parking and garage
- Welcoming porch and hallway
- Gas central heating
- Opportunity to put your own stamp on it!
- Sunny rear garden with gated access
- Desirable Pakefield location



Paul Hubbard Estate Agents  
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 Lowestoft  
 Suffolk  
 NR33 0BB

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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

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### 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.

### Porch

1.45m x 1.23m

UPVC entrance door to the front aspect, fitted carpet, dual aspect UPVC double glazed obscure windows and a timber frame entrance door opens into the hallway.

### Hallway

Fitted carpet, radiator, doors opening to all internal rooms and x2 storage cupboards (housing the fuse board & water cylinder).

### Sitting room

4.03m x 3.67m

Fitted carpet, dual aspect UPVC double glazed windows, radiator and a fireplace.

### Bedroom 1

4.03m x 3.48m

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

### Bedroom 2

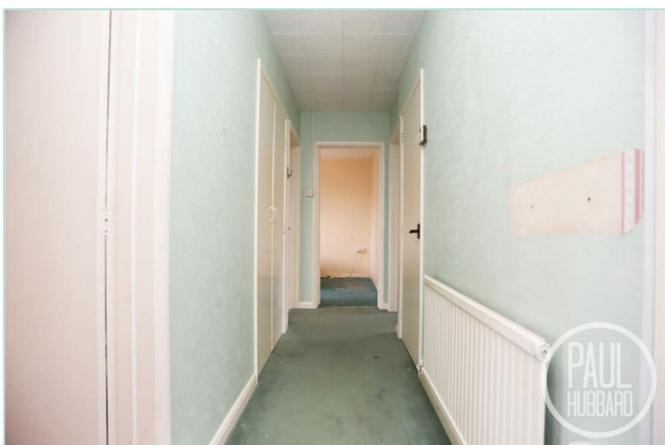
3.56m x 2.45m

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

### Bathroom

2.30m x 1.94m

Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, loft access hatch, toilet, pedestal wash basin with hot & cold taps, panelled bath with hot & cold taps, an electric shower set above and tile splash backs.



### Kitchen/ Diner

5.08m x 2.74m

Vinyl flooring, dual aspect UPVC double glazed windows, radiator, built-in pantry cupboard, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, spaces for an oven, washing machine & fridge-freezer and a UPVC door opens to the rear garden.

### Outside

To the front is a generous corner plot, mainly laid to lawn with a variety of plants, trees and shrubs. A brick surround provides definition, with gated access to a pathway leading to the main entrance door, as well as a separate gate giving access to the rear garden.

To the rear is a south-east facing garden, mainly laid to lawn, with a fenced surround offering privacy. The garden also benefits from a paved seating area, a summer house, and gated access to a side road.

Off road parking with garage to the rear.

### 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.

