

Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating:  
 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>		
(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	

**£220,000**  
 Asking Price



**Ship Road**  
 Pakefield, NR33 7DP

- Semi detached bungalow
- Chain free
- 2 double bedrooms
- Well presented throughout
- Modern shower room
- South facing rear garden
- Off road parking for multiple vehicles
- Ready to put your own stamp on
- Close to local amenities, shops & schools
- Great transport links nearby

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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.

### Entrance Hall

Composite entrance door & double glazed obscure window to the front aspect, fitted carpet, radiator and doors opening to internal rooms.

### Bedroom 1

3.98 x 3.28

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

### Bedroom 2

3.34 max x 3.25 max

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

### Shower Room

3.23 x 1.50

Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, toilet, wash basin set into a vanity unit with hot & cold taps, a walk-in electric shower with glass shower screens and aqua board wall panels.

### Sitting Room

4.24 x 3.27

Fitted carpet, radiator, fireplace and sliding doors opening to the conservatory.

### Conservatory

2.99 x 2.22

Carpet tiles, dual aspect UPVC double glazed windows and a UPVC sliding door opening to the rear garden.

### Kitchen/ Diner

2.27 max x 4.07 max

Vinyl flooring, dual aspect UPVC double glazed windows, radiator, storage cupboard, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, space for a washing machine, oven & fridge-freezer and a UPVC stable door opens to the rear garden.

### Outside

The property is approached via a shingle frontage with planted borders and a generous driveway providing off-road parking for multiple vehicles. The frontage is enclosed by a combination of brick wall and panel fencing, with gated side access leading to the rear garden. Additional benefits include a carport shelter and the main entrance door positioned to the front aspect.

The south-facing rear garden is beautifully arranged and features a laid lawn, a pathway leading through the garden, and a variety of mature plants, shrubs and trees. Further benefits include a greenhouse, timber storage shed and outdoor tap, while the garden is fully enclosed by panel fencing, creating a private and secure outdoor space.

### 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.

