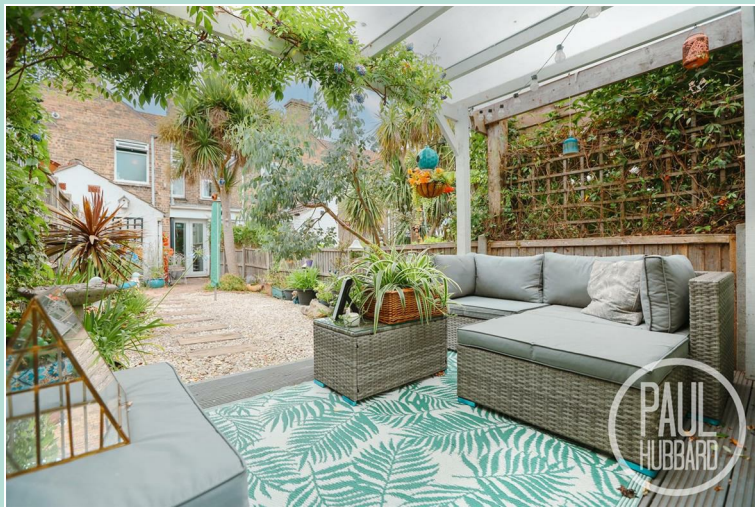


£180,000  
Guide Price



## Nelson Road

Lowestoft, NR33 7AN

- Popular Pakefield location
- Well presented mid terrace
- Ideal first time buyer home
- 2 Double bedrooms
- West facing rear garden
- Walking distance to the beach
- Separate sitting room and dining room
- Addition of a porch to the front
- Ground floor WC and separate utility room
- Close to local amenities

**PAUL  
HUBBARD**





### Location - Pakefield

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.

### Porch

1.23m x 1.11m

UPVC double glazed window to the front aspect, entrance door to the side aspect, tile flooring throughout and door opening to the sitting room.



### Sitting Room

3.47m x 3.12m

UPVC double glazed window to the front aspect, wood effect laminate flooring throughout, a modern vertical radiator, built in storage cupboards and shelving unit units, feature fireplace and door opening to the hallway with stairs leading to the first floor landing and door to the kitchen diner.

### Dining Room

3.47m x 3.09m

UPVC double glazed door to the rear aspect opening into a lean to, wood effect laminate flooring throughout, a radiator, feature panel wall, door opening into an under stair storage cupboard and an opening leading through to the kitchen.



### Lean To

2.56m x 1.22m

UPVC Double glazed door to the rear aspect opening into the garden and high level windows to the side aspect, tile flooring throughout.

### Kitchen

2.77m x 1.95m

UPVC double glazed window to the side aspect, tile flooring throughout, units above and below, laminate work surfaces, tile splash backs, a stainless steel sink with drainer, extractor fan, door opening to the utility room and space for appliances, including a fridge freezer, dishwasher and oven.



### Utility Room

1.73m x 1.40m

UPVC double glazed window to the side aspect, tile flooring throughout, dado rail, a radiator, tiled walls, laminate work surface, stainless steel sink with drainer, space for a washing machine and door opening to the WC.



## WC

1.40m x 0.75m

UPVC double glazed window to the side aspect, tile flooring throughout, tiled walls with feature wood panelling below and a toilet.

## First Floor Landing

Carpet flooring throughout and doors opening into bedrooms one and two.

## Bedroom 1

3.48m x 3.15m

UPVC double glazed window to the front aspect, carpet flooring throughout, original feature fireplace, picture rail, a radiator and door opening to a storage cupboard with loft access.

## Bedroom 2

3.48m x 3.12m

UPVC double glazed window to the rear aspect, wood effect laminate flooring throughout, a radiator, built in wardrobes and a door opening into the bathroom.

## Bathroom

2.78m x 1.97m

UPVC double glazed window to the rear aspect, tile flooring throughout, a heated towel rail, toilet, pedestal hand wash basin, bath with tiled splash backs and mains fed rainfall shower with handheld attachment above and cupboard housing a recently fitted gas boiler.

## Outside

To the front of the property, a picket gate opens onto a well maintained shingle garden with brick edging. A paved pathway leads through the garden to the entrance porch.

To the rear, a patio courtyard opens onto a west-facing shingle garden, featuring an attractive sleeper pathway and raised planters. The garden leads to a decked seating area with a pergola, creating an ideal space for outdoor entertaining. The rear garden also benefits from a timber garden shed and a timber gate providing convenient rear access.

## Agent Note

- Most white goods, the garden furniture, and the electric fireplace are negotiable and may be available to remain as part of the sale.

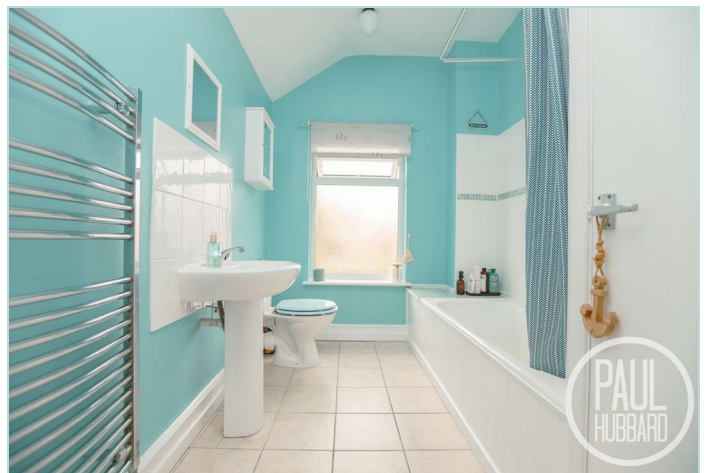
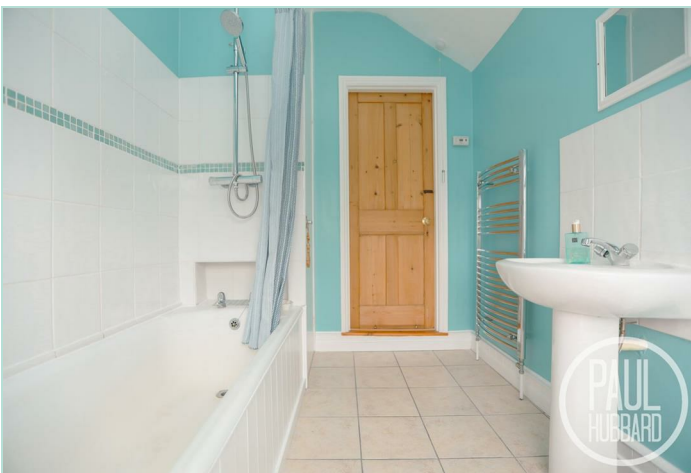
## Financial Services

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.











Tenure: Freehold  
Council Tax Band: A  
EPC Rating: C  
Local Authority: East Suffolk Council

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 73      | 82                         |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



TOTAL FLOOR AREA : 716 sq.ft. (66.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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