



*Arbour Lane,
Pakefield, Lowestoft*

Enjoy a fantastic coastal lifestyle with this newly refurbished two double bedroom bungalow, ideally positioned on Arbor Lane, Pakefield and just moments from the beach and clifftop.

Property Features:

- Two Bedrooms
- Living Room & Dining Room
- Modern Fitted Kitchen
- Newly Refurnished
- Almost On The Beach
- LPG Bottled Gas Central Heating
- Wood Burning Stove
- Two Off Road Parking Spaces
- Enclosed Rear Garden
- Paved Front Garden
- Chain Free



The Property

The accommodation begins with an entrance leading into a comfortable living room, with a separate dining room providing an ideal space for entertaining. There is also a modern kitchen with space and plumbing for a washing machine, space for dishwasher or tumble dryer, upright fridge freezer and space for free standing cooker. A newly fitted contemporary shower room comprises shower with glass shower screen, low level W/C and wash basin, while the property offers two well-proportioned double bedrooms.

External

Outside, the property benefits from a fully enclosed rear courtyard garden, together with a paved front patio – the perfect spot for al-fresco dining or enjoying the sea air. There is a wood store situated outside. With the beach just a stone's throw away, this is a wonderful opportunity for those looking for a seaside home, coastal retreat or investment property in a sought-after location and having the benefit of off road parking. This property is also being offered with no onward chain.







Additional Information:

Local Authority : East Suffolk

Council Tax Band: A

Services: Electricity connected, LPG, bottled gas for central heating and hot water, mains water, septic tank for drainage.

Viewings: By Appointment Only

Post Code: NR33 7BQ

EPC Rating: E

Asking Price Of : £150,000

Tenure: Freehold

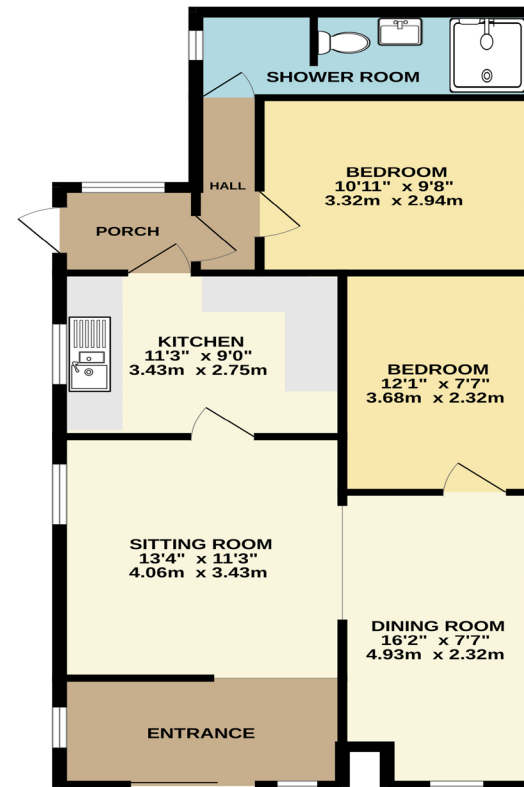
Property Disclaimer:

The property details are for guidance purposes only and do not form part of a legal contract. Whilst every care has been taken in preparation of these particulars; we advise potential buyers to check room measurements as all room measurements are approximate and therefore should not be relied upon.

The property is offered subject to contract and availability. Any services, systems or appliances referred to have not been tested by the selling agent unless specifically stated otherwise, and prospective purchasers are advised to satisfy themselves as to their condition and suitability.

AGENTS NOTE : The property is being sold by a Director of Templewicks.

GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 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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