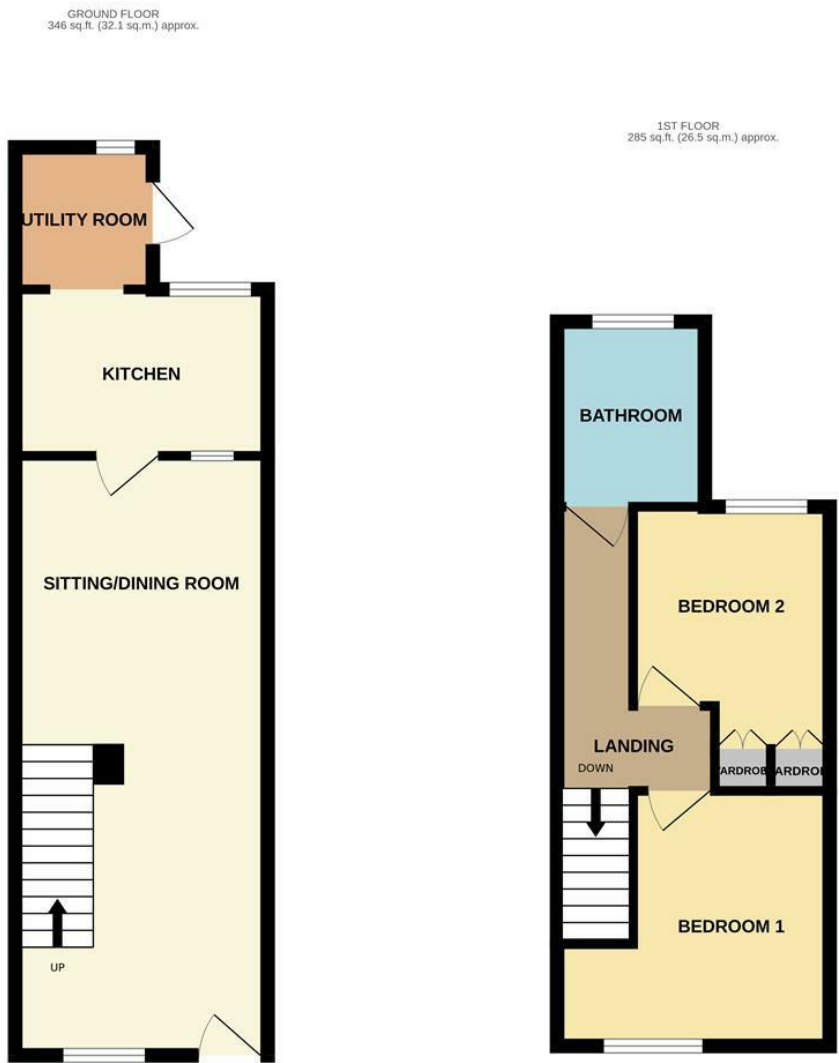


Tenure: Freehold
Council Tax Band: A
EPC Rating:
Local Authority: East Suffolk

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

£160,000
Offers In Excess Of



Morton Road Lowestoft, NR33 0JH

- Chain free
- Two-bedroom mid-terraced house
- Spacious sitting room/dining area
- Private rear garden with patio and lawn
- UPVC double glazing throughout
- Separate utility room
- Gas central heating
- Close to local shops, amenities and pubs
- Side access via garden gate
- Ideal for first-time buyers, small families, or investors

PAUL
HUBBARD

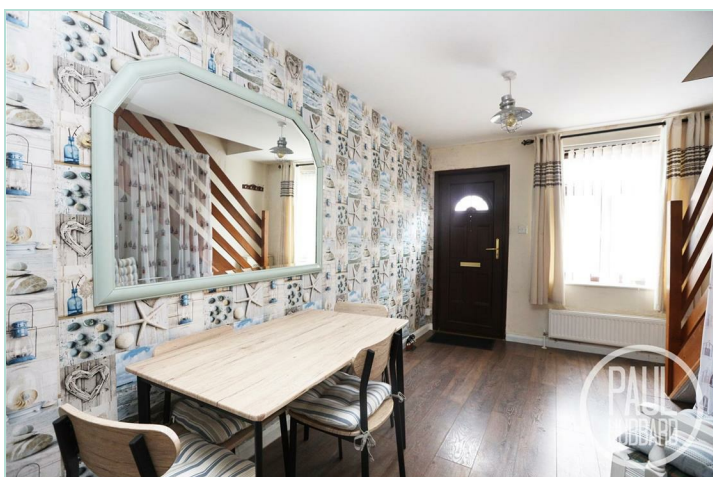
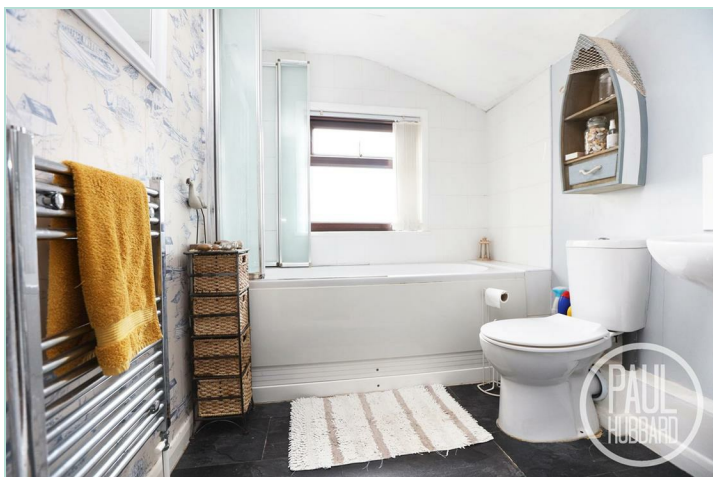
Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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

e - info@paulhubbardonline.com

t - 01502 531218



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.

Sitting/ Dining room

7.39m x 3.10m

UPVC double glazed window and entrance door to the front aspect, laminate flooring throughout, a radiator, stairs leading to the first floor landing, an internal window and a door opens to the kitchen.

Kitchen

3.04m x 2.02m

UPVC double glazed window to the rear aspect, tile flooring throughout, units above and below, work surfaces, stainless steel sink with drainer, a radiator, space for an oven and an opening leads through to the utility room.

Utility room

1.71m x 1.68m

UPVC double glazed window to the rear aspect, tile flooring throughout, spaces for a fridge/freezer, washing machine and tumble dryer, a wall mounted gas boiler and a door opens to the rear garden.

Stairs leading to the first floor landing

Carpet flooring throughout, loft hatch, a radiator and doors opening to the bathroom and bedrooms 1-2.

Bedroom 1

3.36m x 3.13m

UPVC double glazed window to the front aspect, laminate flooring throughout and a radiator.

Bedroom 2

3.49m x 2.99m

UPVC double glazed window to the rear aspect, laminate flooring throughout, a radiator and built in wardrobes.

Bathroom

2.25m x 1.86m

UPVC double glazed obscure window to the rear aspect, tile flooring throughout, pedestal wash basin, toilet, bath with overhead shower and a heated towel rail.

Outside

To the front of the property, a pathway leads up to the main entrance door, creating a welcoming approach.

To the rear, the garden offers a delightful outdoor space with a paved patio area ideal for relaxing or entertaining, an outside tap for convenience, and a neatly laid lawn bordered by a variety of plants, trees and shrubs. A side gate provides access to the front of the property, while fenced boundaries ensure privacy. The garden also benefits from a useful storage shed.

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.

