



Aldreds
Estate Agents

130 Morton Road
East Pakefield, Lowestoft, NR33 0JH

Asking Price £170,000



130 Morton Road

East Pakefield, Lowestoft, NR33 0JH

Aldreds are delighted to present this spacious three-bedroom property, ideally situated in the highly sought-after East Pakefield location, just a short stroll from the beautiful Pakefield Beach and a range of local amenities. The well-proportioned accommodation comprises two reception rooms, a fitted kitchen, and a ground floor bathroom. Upstairs, a small landing provides access to three bedrooms. Outside, the property benefits from a generous enclosed patio garden, offering an ideal space for outdoor dining and entertaining. Further features include gas central heating and uPVC double glazing throughout. Properties in this popular East Pakefield location, particularly at such an affordable price point, rarely become available. Offered with no onward chain, an early viewing is highly recommended.

Lounge

10'10" x 10'11" (3.32 x 3.35)

Laminate flooring, picture rails, uPVC window, uPVC entrance door, radiator, power points.

Inner Hallway

Stairs leading to first floor.

Dining Room

10'6" x 10'11" (3.22 x 3.35)

Vinyl flooring, power points, picture rails, uPVC window, timber fireplace with inset living flame fire, radiator, full length understairs storage cupboard.

Kitchen

10'11" x 7'1" (3.35 x 2.16)

Timber effect vinyl flooring, a range of fitted kitchen units, extended work surfaces, stainless steel sink with single drainer, tiled splashbacks, recess for white goods, uPVC window, wall mounted energy efficient combination boiler.

Rear Lobby

Ceramic tiled flooring, uPVC door leading out to rear garden, full length storage cupboard.

Family Bathroom

Ceramic tiled flooring, white bathroom suite comprising of a panel bath, pedestal sink, low level WC, radiator, part tiled walls, uPVC window.





Landing

Fitted carpet.

Bedroom 1

10'7" x 10'11" (3.24 x 3.35)

Fitted carpet, picture rails, uPVC window, radiator, power points, full length cupboard/wardrobe.

Bedroom 2

9'11" x 10'11" (3.04 x 3.35)

Fitted carpet, picture rails, radiator, power points, uPVC window, full length cupboard/wardrobe, door to:-

Bedroom 3

10'8" x 6'11" (3.27 x 2.12)

Fitted carpet, uPVC window, picture rails, radiator, power points.

Outside

To the front of the property there is an enclosed front garden with footpath leading to front door. Outside to the rear there is a patio garden with a raised decked seating area, providing ample space for bistro style dining, all enclosed by high timber fencing with pedestrian rear access.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax

East Suffolk Council Band 'A'

Ref: L2661/07/26



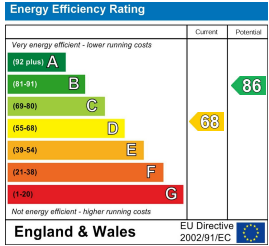
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA