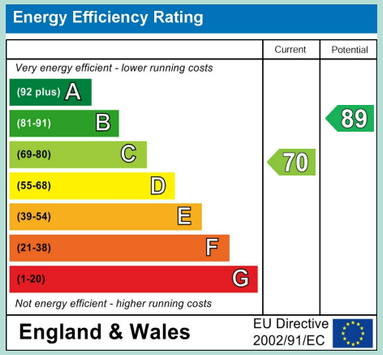
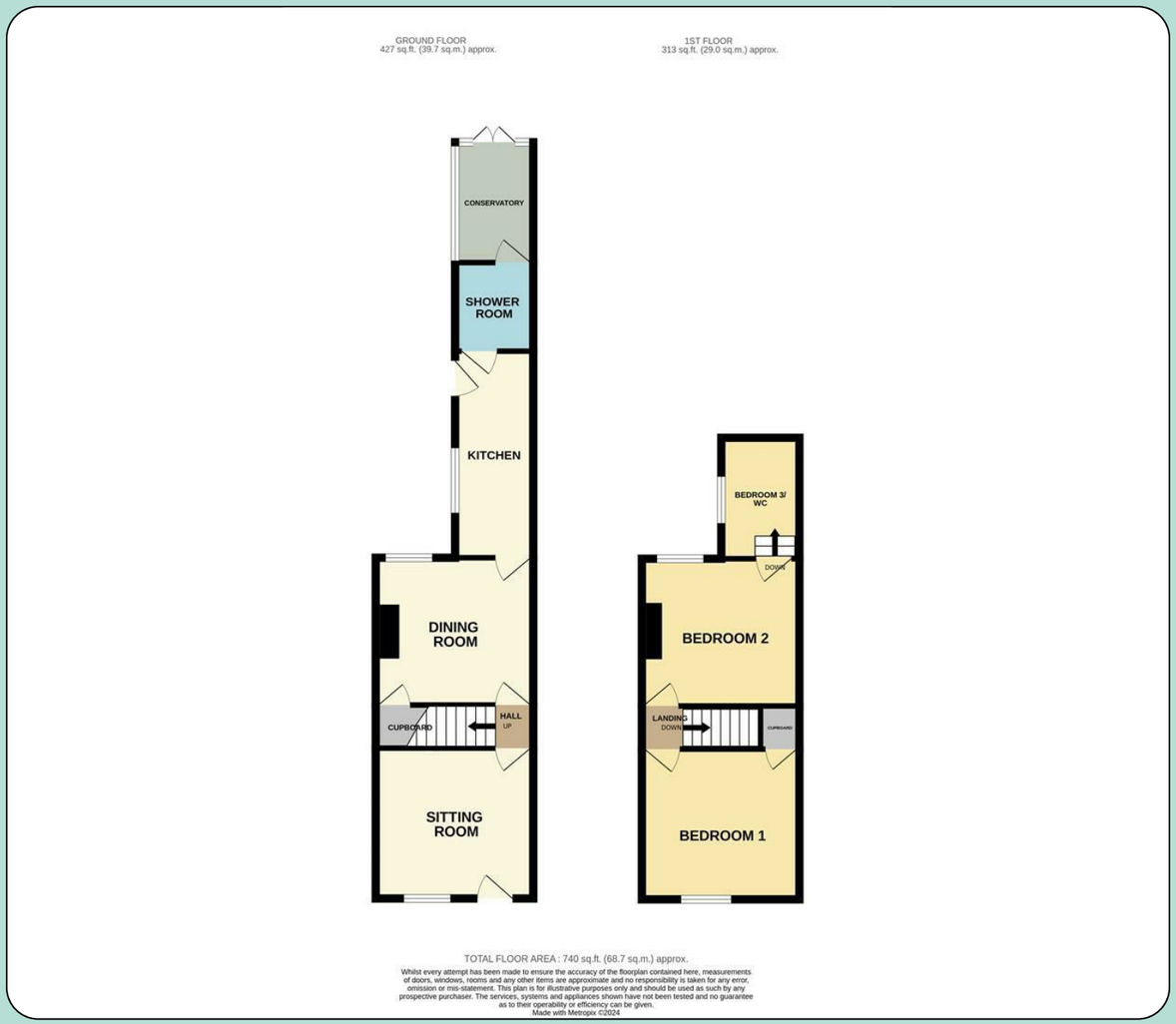
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Tenure: Freehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council







St. Georges Road

Pakefield, NR33 0JP

- 3 Bedroom Terraced Home
- Moments walk to Pakefield beach
- Perfect for first time buyers or investors
- Close to local amenities
- South East facing rear garden
- Prime Pakefield location
- Ideal for public transport links
- Separate sitting room and dining room
- Conservatory
- Gas central heating

e - info@paulhubbardonline.com t - 01502 531218

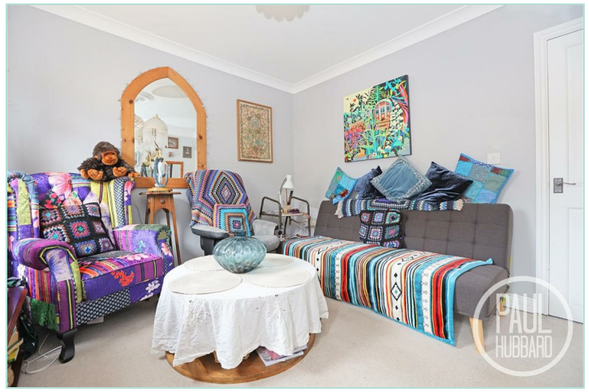
PAUL HUBBARD

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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 are 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









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 room
UPVC double glazed window and entrance door to the front aspect, carpet flooring throughout, a radiator, door opening to stairs leading to first floor landing and dining room.

Dining room
UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and doors opening to under stairs storage cupboard and to the kitchen.

Kitchen
UPVC double glazed window and door to the side aspect opening into the garden, vinyl flooring throughout, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, a radiator,
space for appliances including a fridge/freezer, washing machine and dishwasher. Integrated oven and 4 ring ceramic hob, wall mounted boiler and door opening to the shower room.

Shower room
Carpet flooring throughout, a radiator, toilet, pedestal hand wash basin, an electric shower enclosed within an aqua board and glass cubicle. Door opening to the conservatory.

Conservatory
UPVC double glazed french doors to the rear aspect opening into the garden and windows to the side aspect, carpet flooring throughout and integral roof blinds.

First floor landing
Carpet flooring throughout, doors opening to bedrooms 1 and 2.

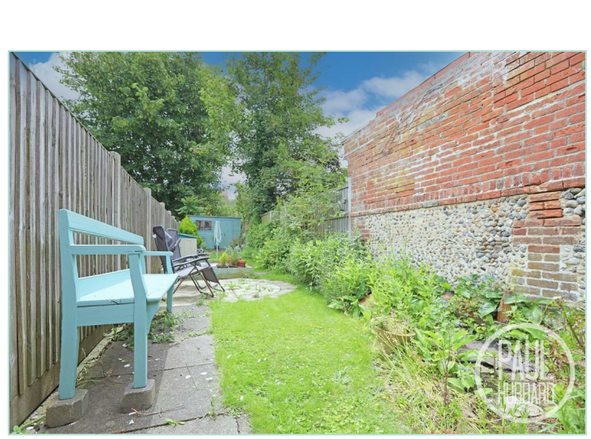
Bedroom 1
UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and door opening to built in cupboard with loft hatch inside.

Bedroom 2
UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator and door opening to bedroom 3/WC.

Bedroom 3/ WC
A room currently being used as a third bedroom but has the potential to be used as a WC. UPVC double glazed window to the side aspect, step leading down, carpet flooring throughout, a radiator, toilet and pedestal hand wash basin.

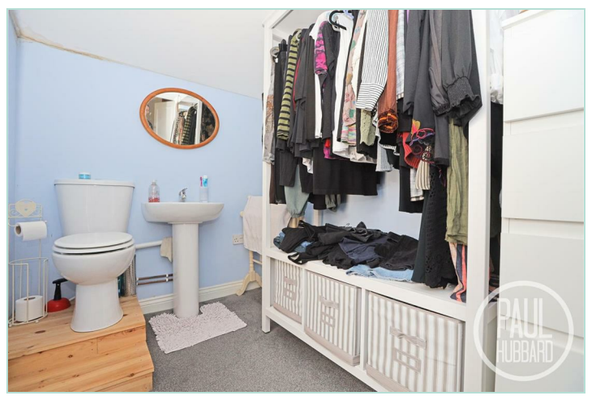
Outside
To the front of the property an easily maintained patio garden which leads up to the main entrance door.

To the rear, the property benefits from a south-east-facing garden, providing a lovely outdoor space to relax and entertain. A concrete pathway and seating area lead to a level timber gate, opening onto a laid lawn garden with a selection of plants, a decorative shingle bed, a patio area and a timber garden shed. With its generous living space, appealing garden and desirable location close to the beach, this property presents an excellent opportunity for a variety of buyers.









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.

Buyer AML - £42 inc VAT
Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.