

£210,000  
Asking Price



## Stradbroke Road

Lowestoft, NR33 7HN

- Spacious mid terrace home
- South facing rear garden
- Off road parking
- 2 separate reception rooms
- 3 bedrooms
- Neutral décor throughout
- Sought after Pakefield location
- Great transport links nearby
- Walking distance to the stunning Pakefield beach
- Close to local schools, shops & amenities



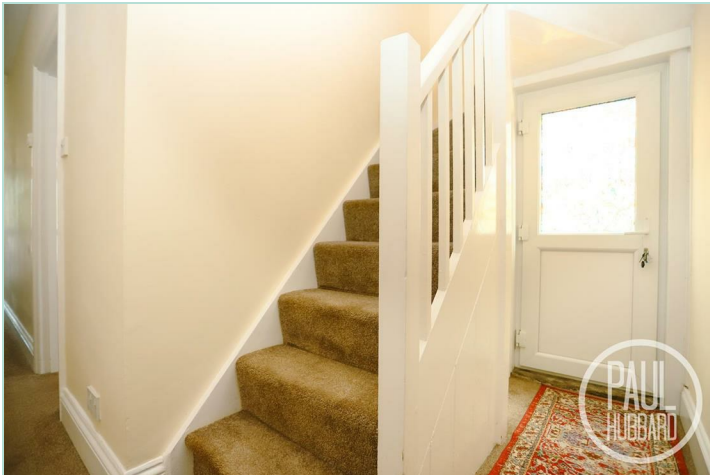


### Location

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.

### Entrance Hall

Entrance door to the front aspect, fitted carpet, radiator, stairs to the first floor landing, under-stair storage, doors opening into the sitting room, dining room & kitchen and a UPVC door opens to the rear garden.



### Dining Room

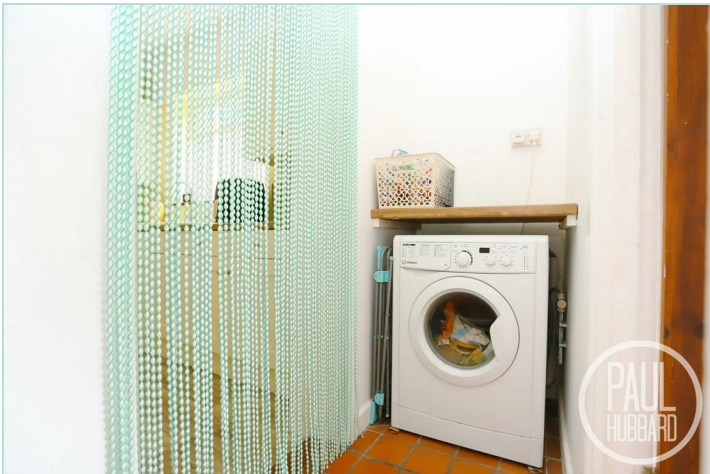
3.65 x 3.30

Laminate flooring, UPVC double glazed window to the front aspect, box housing consumer unit and a radiator.

### Sitting Room

3.70 x 3.30

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.



### Kitchen

3.096 x 2.76

Vinyl flooring, UPVC double glazed window to the side aspect, radiator, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, space for a fridge-freezer & oven, tile splash backs and a doorway opening leads to the utility space.

### Lobby/ Utility

1.50 max x 0.75

Tile flooring, laminate work surfaces, space for a washing machine, gas combi boiler and doors opening to the WC & bathroom.

### WC

1.63 x 0.87

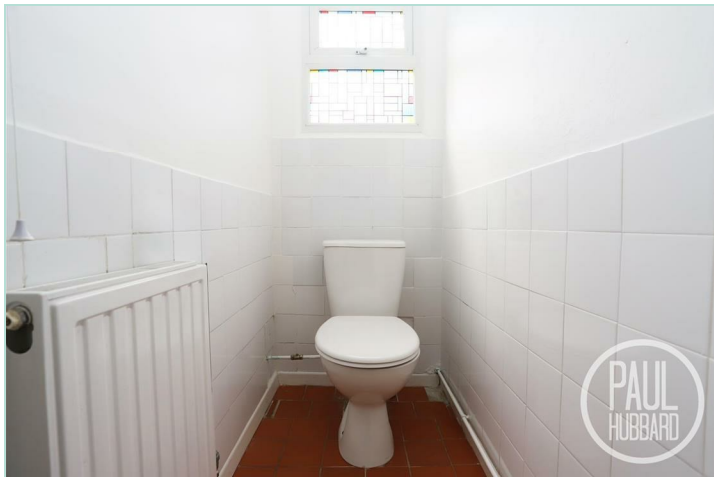
Tile flooring, UPVC double glazed window to the rear aspect, radiator, toilet and tile splash backs.



### Bathroom

2.23 x 1.80

Tile flooring, radiator, UPVC double glazed obscure window to the rear aspect, tile splash backs, panelled bath tub, pedestal wash basin with a mixer tap & a handheld shower set above.



### Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the side aspect, loft access, radiator and doors opening to bedrooms 1-3.

### Bedroom 1

4.40 x 3.66

Fitted carpet, x2 UPVC double glazed windows to the front aspect, decorative exposed brick fireplace and a radiator.

### Bedroom 2

3.70 x 3.30

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.



### Bedroom 3

3.12 x 2.75

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

### Outside

The property is approached via gated front access, opening onto a shingle frontage with decorative plants and enclosed by brick wall boundaries. A pathway leads to the main front entrance door, which is sheltered by a storm porch.



To the rear, the property benefits from a south-facing garden designed for low maintenance, featuring a mixture of paved and shingle areas, an outdoor tap, and a variety of plants and shrubs. Large double gates provide access to a rear vehicular service road, creating secure off-road parking facilities. The rear garden is fully enclosed by panel fencing.

### 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: TBC  
 Local Authority: East Suffolk Council

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

GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the foregoing information, measurements of floors, 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 operation or efficiency can be given.  
 Mark & Morgan (2022)

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