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**£200,000**



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## 42 Morton Road, Pakefield, Lowestoft, NR33 0JQ

- SOUGHT AFTER COASTAL LOCATION
- BEAUTIFULLY PRESENTED
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- FIRST FLOOR WC
- GROUND FLOOR BATHROOM
- NO ONWARD CHAIN
- CLOSE TO BEACH
- CENTRAL HEATING & DOUBLE GLAZED

SUCCESSFULLY SELLING RIGHT ACROSS THE EAST COAST

## ACCOMMODATION

### GROUND FLOOR

#### **LOUNGE** 3.50m x 3.43m (11' 6" x 11' 3")

Through the part-glazed front door into your Lounge. There's a feature fireplace, uPVC sealed unit double glazed window, fitted carpet and radiator. An opening leads you into your staircase and Dining Room beyond.

#### **DINING ROOM** 3.50m x 4.48m (11' 6" x 14' 8") *narrowing to 3.47m*

Located centrally, your Dining Room features a uPVC sealed unit double glazed window to rear Garden views, fitted carpet and radiator. There's also another cleverly positioned window allowing natural daylight in from your Lounge. A door leads you in to your ...

#### **KITCHEN** 3.57m x 2.10m (11' 9" x 6' 11")

A range of base and wall units are fitted to two walls complete with modern contemporary flat fronted walnut effect doors and drawers with a roll edge worktop over. There's an electric hob with extractor over and oven below, the combi boiler is housed here, and ample space is provided for your automatic washing machine and fridge freezer. A one and a half bowl sink and drainer is located under the uPVC sealed unit double glazed window, ceramic tiling is laid underfoot and a radiator also features. Another door leads into ..

#### **REAR LOBBY** 1.00m x 2.10m (3' 3" x 6' 11")

The link between your Kitchen and Bathroom features a large storage cupboard and your back door leads outside.

#### **BATHROOM** 1.95m x 1.79m (6' 5" x 5' 10")

Your luxury Bathroom features a suite comprising of a panel bath with shower and screen over, pedestal sink and low-level WC. An opaque uPVC sealed unit double glazed window, tiled floor and chrome heated towel rail radiator finish the look.

### FIRST FLOOR

#### **BEDROOM 1** 3.50m x 3.45m (11' 6" x 11' 4")

uPVC sealed unit double glazed window, fitted carpet, wardrobe and radiator.

#### **BEDROOM 2** 3.50m x 3.47m (11' 6" x 11' 5")

uPVC sealed unit double glazed window, fitted carpet, wardrobe and radiator.

#### **BEDROOM 3 / Dressing Room** 2.21m x 2.10m (7' 3" x 6' 11")

uPVC sealed unit double glazed window, fitted carpet and radiator.

#### **WC** 2.10m x 1.24m (6' 11" x 4' 1")

A handy facility on the first floor complete with low level loo and wash hand basin. An opaque uPVC sealed unit double glazed window also features.

### OUTSIDE

#### **FRONT GARDEN**

Plenty of curb appeal here with a low wall and wrought iron gate, maintenance free and a path leading up to your front door.

#### **REAR GARDEN**

Enclosed by fence and very private, the rear Garden is mainly laid to lawn with a gate for rear access and shed.

#### **COUNCIL TAX**

East Suffolk Band A

#### **EPC** D

#### **SUMMARY**

Whether you are a first-time buyer looking to get on the ladder, an investor looking for a buy to let or searching for your perfect holiday home by the sea, this could be the one for you.

In excellent condition, the property is being offered chain free and with vacant possession.

Call us now to view.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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## A BEAUTIFULLY PRESENTED THREE BED SEMI LOCATED IN SOUGHT AFTER PAKEFIELD

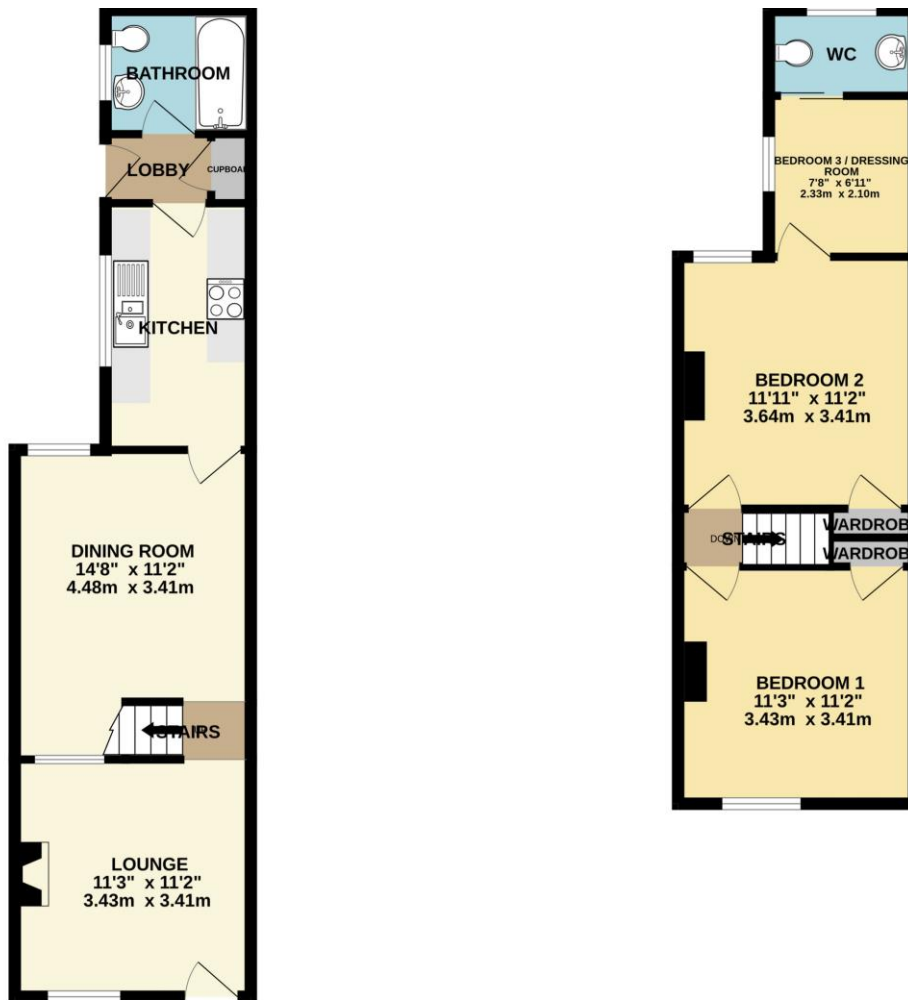
Situated on a pleasant residential road close to Pakefield Beach, this excellently presented family home is offered FOR SALE. Your accommodation comprises of a Lounge thru to Dining Room, modern fitted Kitchen and, luxury Bathroom on the ground floor, while upstairs two double Bedrooms, a single Bedroom and WC. Outside there's a small front Garden, and lovely enclosed rear Garden. All this with the creature comforts of gas central heating and double glazed throughout.

### NO ONWARD CHAIN - VACANT POSSESSION

### LOCATION AND AMENITIES

The property is situated on a popular residential area of the unspoilt village of Pakefield. Situated just off the A12 making the towns of Lowestoft, Southwold and Beccles easily accessible. Good schools and public transport are convenient and not only are you spoilt by the stunning Suffolk countryside but also the award winning Lowestoft beach is a short distance away. The area boasts a thriving friendly community complete with places of worship, local shops and takeaway, restaurants and public houses.

**Contact: The ONE ONLINE Team | Mobile: 07787 436600 | Email: [info@one-estates.co.uk](mailto:info@one-estates.co.uk)**



42 MORTON ROAD, PAKEFIELD

TOTAL FLOOR AREA : 796 sq.ft. (73.9 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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