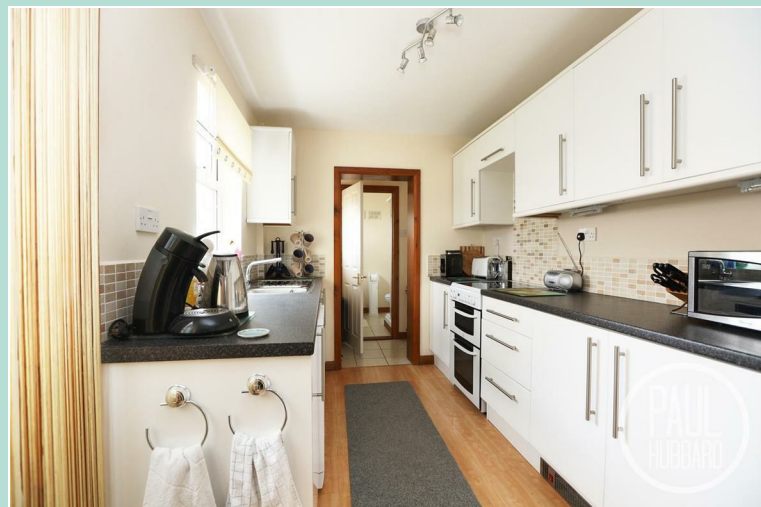


£180,000
Asking Price



Rochester Road

Lowestoft, NR33 0JR

- Two good-sized bedrooms on the first floor
- Chain free
- Spacious sitting room/dining area
- Well-laid-out kitchen with access to the rear garden
- Opportunity to modernise and personalise throughout
- First floor bathroom with full-size suite
- Situated in the sought-after Pakefield neighbourhood
- Enclosed rear garden offering space for seating or planting
- Walking distance to local shops, cafes, and amenities
- Close to Pakefield beach and seafront walks

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**PAUL
HUBBARD**



Location

Discover the hidden gem of sought after Pakefield, a charming village nestled in Lowestoft, Suffolk, blessed with award-winning sandy beaches, breathtaking 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, laminate flooring throughout, stairs leading to the first floor landing and doors opening to the sitting/ dining room.

Sitting/ Dining room

8.10m max x 2.98m

Sitting room- UPVC double glazed bay window to the front aspect, carpet flooring throughout, fireplace and an opening to the dining area.

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



Kitchen

3.47m x 2.30m

UPVC double glazed window and door to the side aspect, laminate flooring throughout, tiled walls, units above and below, stainless steel sink with drainer, oven, slimline dishwasher, a fridge/ freezer and a doorway opening leads to the lobby.



Lobby

1.81m x 0.82m

Window to the side aspect, tiled flooring throughout and a door opens to the shower room.

Shower room

1.94m x 1.72m

UPVC double glazed obscure window to the side aspect, tiled flooring throughout, part tiled walls, shower within an enclosed glass cubicle, pedestal wash basin and a toilet.

Stairs leading to the first floor landing

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





Bathroom

3.43m x 2.31m

UPVC double glazed obscure window to the rear aspect, laminate flooring throughout, part tiled walls, bath, pedestal wash basin, toilet, shower within an enclosed glass cubicle and an airing cupboard housing the water tank.

Bedroom 1

3.99m x 3.51m

UPVC double glazed window to the front aspect, carpet flooring throughout and a feature fireplace surround.



Bedroom 2

3.65m x 2.29m

UPVC double glazed window to the rear aspect, carpet flooring throughout and a feature fireplace.

Outside

To the front of the property, a pathway leads to the main entrance door beneath a useful storm porch. The area has been finished with patio slabs and neat flower beds, all enclosed by a low brick surround with gated access, creating a tidy and welcoming approach.



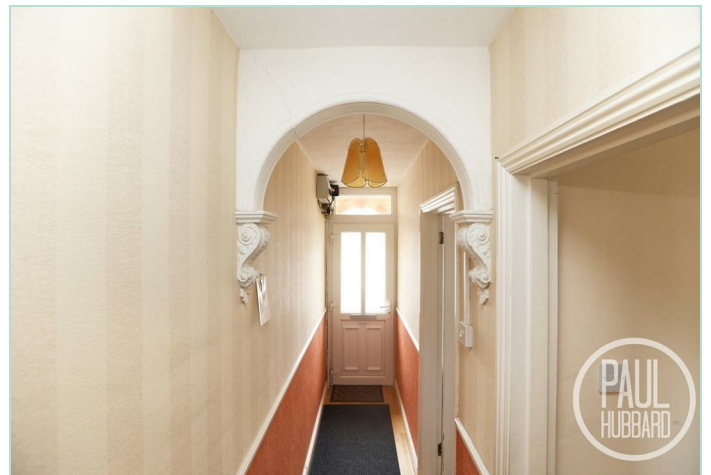
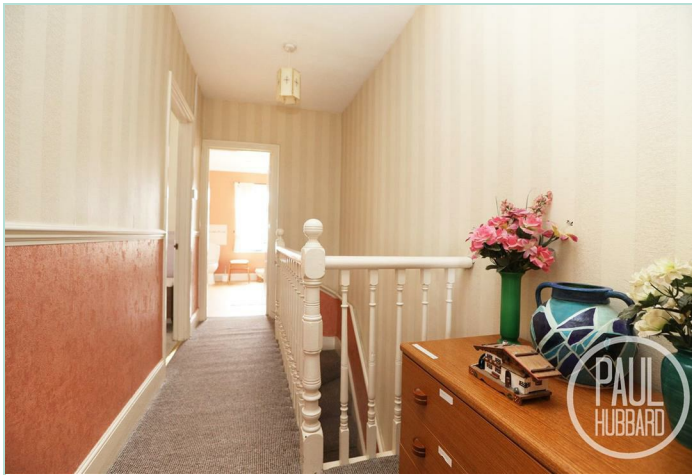
To the rear of the property there is a paved seating area leading onto a lawned garden, complemented by raised flower beds within a brick surround, planted with a variety of trees, shrubs and flowers. The garden is enclosed by fencing for privacy and features a gated access to the front.

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.



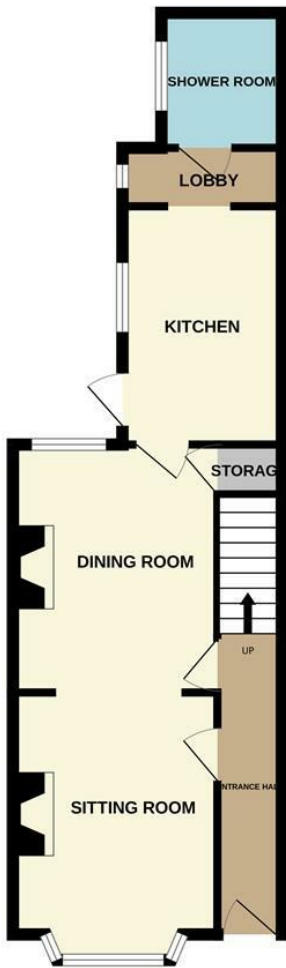




Tenure: Freehold
 Council Tax Band: A
 EPC Rating:
 Local Authority: East Suffolk

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	

GROUND FLOOR
 438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
 375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 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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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