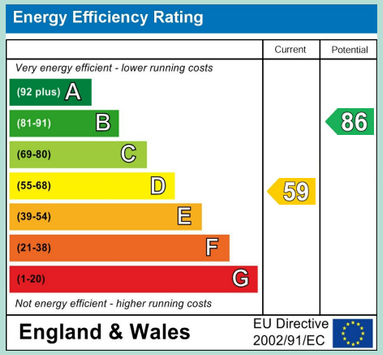
Tenure: Freehold
Council Tax Band: A
EPC Rating: D
Local Authority: East Suffolk Council



Stradbroke Road

Pakefield, NR33 7HP

- End terrace home
- Presented to a high standard
- Sought after Pakefield location
- 2 double bedrooms
- Ideal first time buyer home or investment property
- Close to local amenities, shops & schools
- Modern gas combi boiler
- Recently fitted bathroom suite
- Gorgeous modern kitchen
- Full enclosed rear garden

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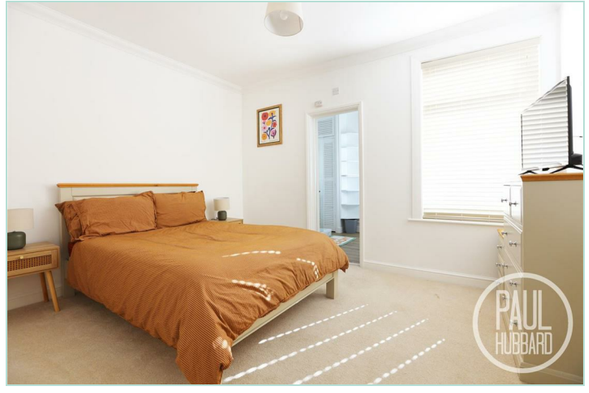
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

e - info@paulhubbardonline.com t - 01502 531218



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

3.8m x 2.8m

UPVC double glazed entrance door & window to the front aspect, radiator, fired carpet, built-in cupboards and an opening leads through to the stairs & then the dining room.

Dining Room

3.8m x 3.2m

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, under-stair storage cupboard and a doorway opening leads through to the kitchen.

Kitchen

2.5m x 2.2m

Tile flooring, radiator, units above & below, inset ceramic sink & drainer with hot & cold taps, built-in oven, fridge-freezer, UPVC double glazed window to the side aspect and a door leads out to the garden.

Stairs leading to the first floor landing

Fitted carpet and doors opening to bedrooms 1 & 2.

Bedroom 1

3.8m x 2.7m

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a door opening to the hallway.

Bedroom 2

3.8m x 3.3m

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

Bathroom

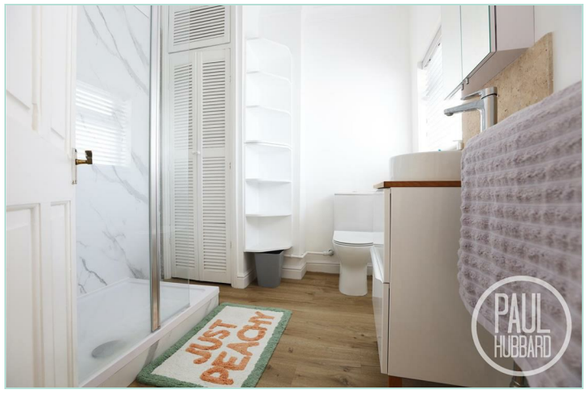
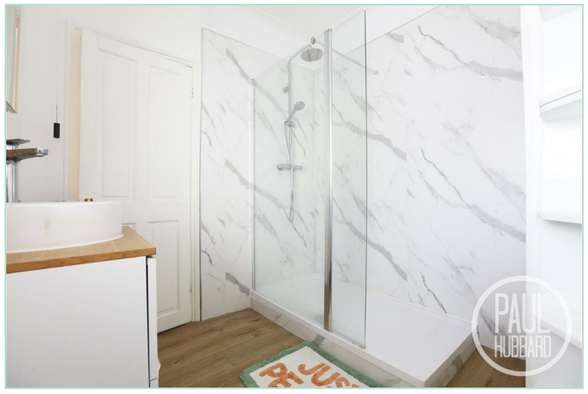
2.5m x 2.3m

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, built-in storage cupboard, toilet, pedestal wash basin with hot & cold taps, a walk-in shower with both handheld & rainfall heads and aqua board wall panels.

Outside

A neatly presented frontage with a brick wall surround leads up to the main entrance door at the front of the property.

At the rear a fully enclosed, west-facing rear courtyard features a combination of panel fencing and brick wall surround. The area includes a handy garden store — with space for a washing machine & freezer and providing useful storage space. Gated access to the rear is also available.

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.