

Tenure: Freehold
Council Tax Band: B
EPC Rating: C69
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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



TOTAL FLOOR AREA : 711 sq.ft. (66.0 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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£220,000
Guide Price



Morton Road

Lowestoft, NR33 0JH

- Chain free
- Detached family home
- South East facing rear garden
- 3 Separate bedrooms
- Walking distance to the beach
- Sought after Pakefield area
- Close to local amenities
- Open plan lounge/diner
- Separate entrance hall
- Off road parking

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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

UPVC double glazed entrance door and window to the front aspect, carpet flooring throughout, radiator, dado rail, stairs leading to the first floor landing and doors opening to the sitting room, understairs storage cupboard and kitchen.

Kitchen

8'10" x 8'10"

UPVC double glazed window and door to the rear aspect opening into the garden, tile flooring throughout, part tile walls, wall mounted gas boiler, units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, space for appliances including a washing machine, tumble dryer, electric oven and fridge/freezer. Door opening to the dining room.

Dining Room

8'10" x 7'10"

UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator and opening to the sitting room.

Sitting Room

12'9" x 10'9"

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator and a door opening back through to the entrance hall.

First Floor Landing

Carpet flooring, radiator, dado rail, loft hatch and doors opening to a family bathroom and bedrooms 1-3.

Bathroom

6'2" x 5'2"

UPVC double glazed window to the rear aspect, tile flooring, part tile walls, pedestal hand wash basin, toilet, radiator and bath with mains fed shower above.

Bedroom 1

12'9" x 10'5"

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator and doors opening to a built in cupboard.

Bedroom 2

10'5" x 8'10"

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

Bedroom 3

6'10" x 6'2"

UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.

Outside

To the front of the property level cast iron gates opens to a fully enclosed laid lawn garden which leads up to a storm porch and concrete driveway which provides access to the rear garden.

To the rear of the property a sizeable south east facing laid lawn garden with concrete pathway and seating area.

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.

