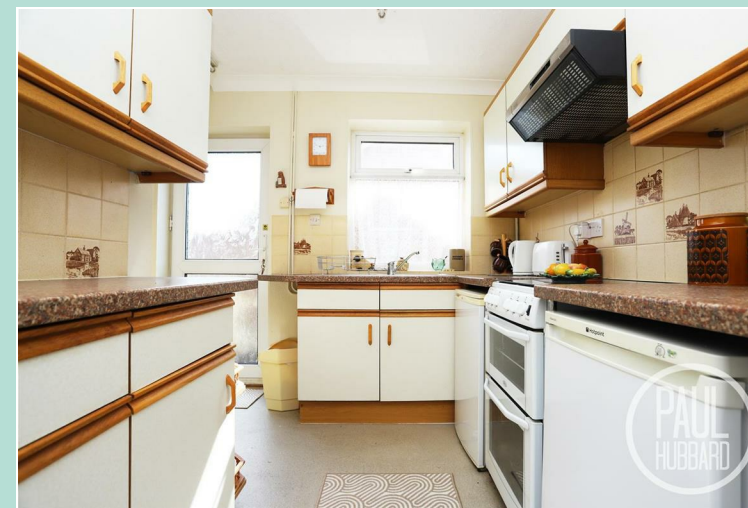
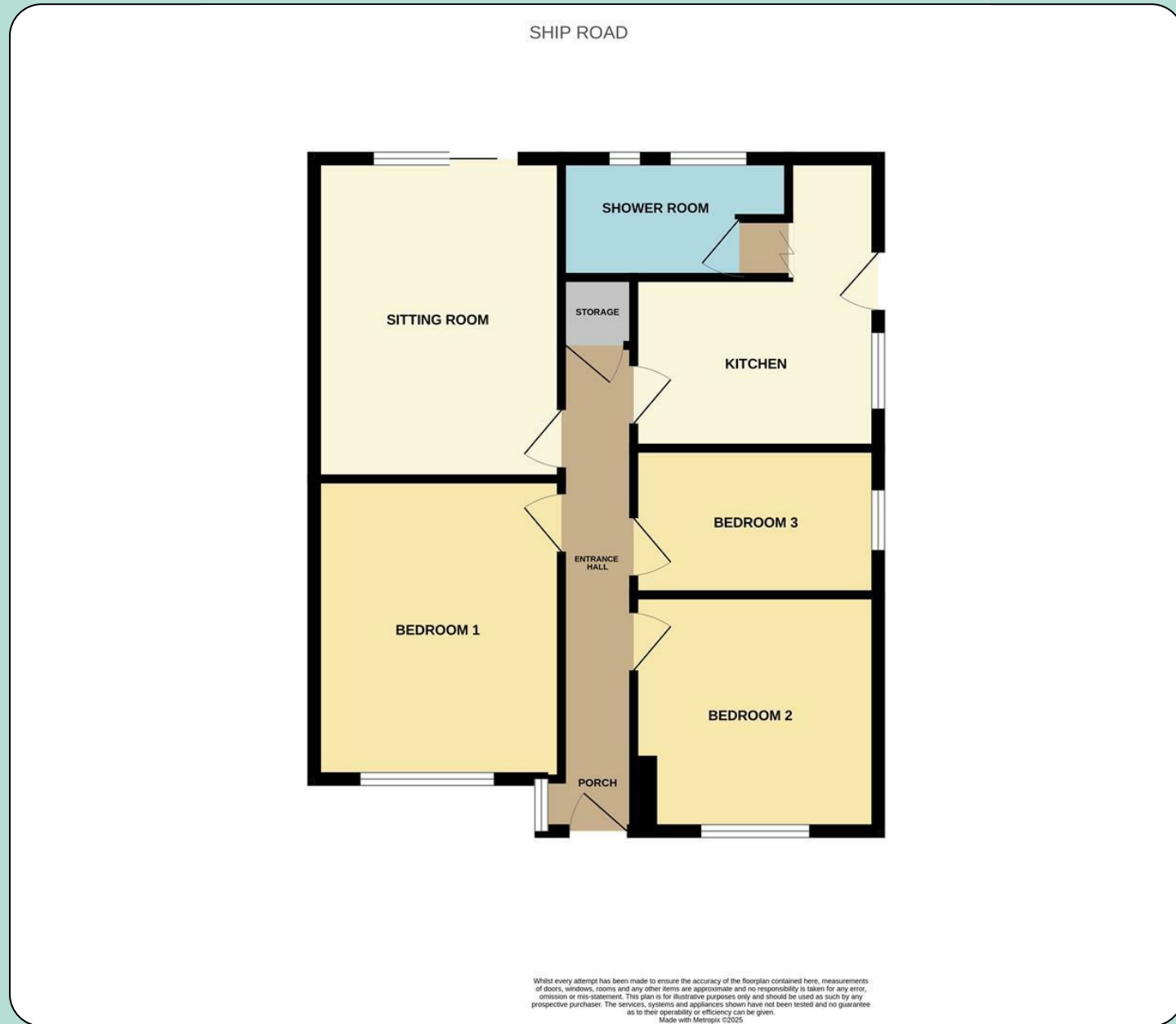


Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: D  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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	

**£230,000**  
 Asking Price



**Ship Road**  
 Pakefield, NR33 7DP

- Semi detached bungalow
- 3 separate bedrooms
- Chain free
- Gardens front & rear
- Off road parking
- Timber garage
- Gas central heating
- UPVC double glazing throughout
- In sought after pakefield
- Close to local amenities & shops



Paul Hubbard Estate Agents  
 178-180 London Road South  
 Lowestoft  
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 NR33 0BB

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 01502 531218  
 info@paulhubbardonline.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

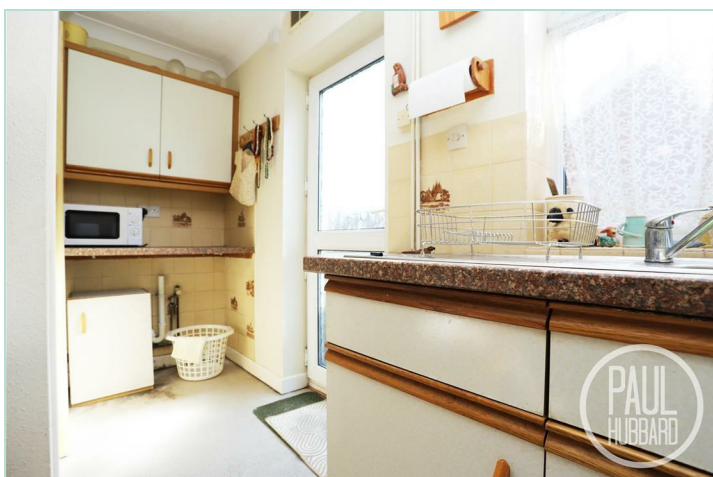
e - info@paulhubbardonline.com

t - 01502 531218



### Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

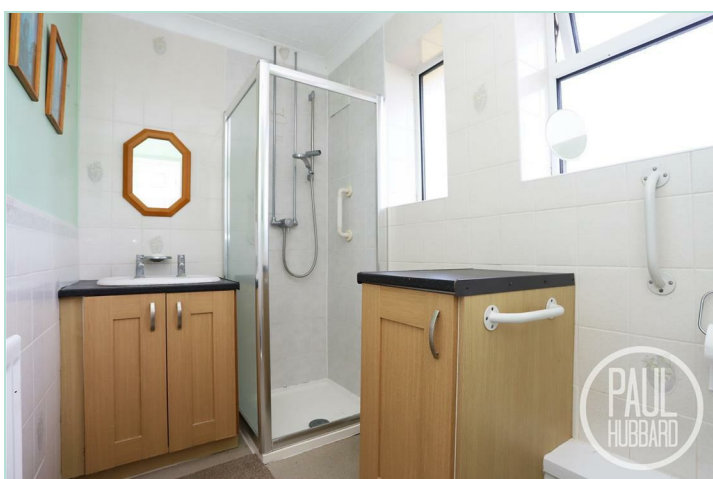


### Porch Entrance

Laminate flooring, UPVC double glazed door & obscure windows and a doorway opening leads through to the entrance hall.

### Entrance Hall

Laminate flooring, loft access, radiator and doors opening to the sitting room, kitchen, the airing cupboard & bedrooms 1-3.



### Bedroom 1

3.98 x 3.27

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

### Bedroom 2

3.20 x 3.12

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

### Bedroom 3

3.20 x 1.98

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

### Sitting Room

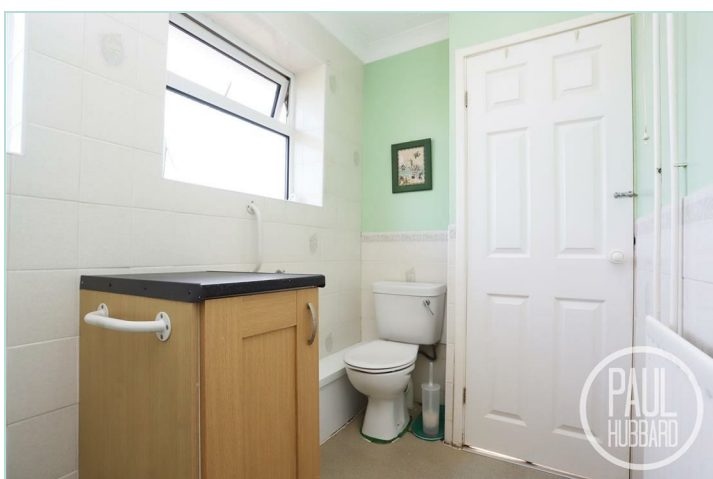
4.24 x 3.32

Fitted carpet, UPVC double glazed window & sliding door to the rear aspect, fireplace and a radiator.

### Kitchen

3.81 x 3.20

Vinyl flooring, UPVC double glazed window to the side aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in extractor fan, spaces for an oven, fridge, freezer & washing machine and doors open to the bathroom & rear garden.



### Bathroom

3.00 x 3.20

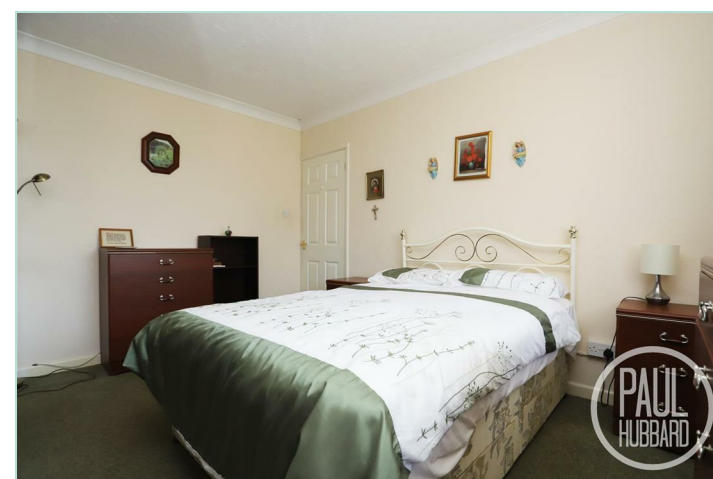
Vinyl flooring, radiator, x2 UPVC double glazed obscure windows to the rear aspect, part-tiled walls, toilet, washing basin set into a vanity unit with hot & cold taps, base unit with laminate work surface and a mains-fed shower set into a cubicle enclosure.

### Outside

Wrought-iron gates open to a fully enclosed front garden, well stocked with mature plants and shrubs, offering scope for landscaping to your own taste. A pathway leads to the main entrance door, while a driveway provides parking for multiple vehicles. Further double gates open to the rear, where the driveway continues for additional parking or access.

A good-sized rear garden with an abundance of established plants and shrubs, presenting an excellent opportunity to create your ideal outdoor retreat. Features include an outdoor tap, a timber garage, and a separate shed, with partial enclosure provided by a panel fence surround.

### 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.