

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(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	

£160,000
 Asking Price



GROUND FLOOR



Where every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of shown, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency save for what is shown.



St. Georges Road
 Lowestoft, NR33 0JP

- Coastal home set in popular Pakefield location
- Convenient ground-floor accommodation
- Excellent opportunity for buyers or investors
- Light-filled rooms with a welcoming feel
- Generous lounge ideal for everyday living
- Stylish fitted kitchen with built-in oven
- Flexible three-bedroom layout
- Easy-to-maintain outdoor courtyard area
- Close to local shops, schools and transport links
- Walking distance to the beach and seafont



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

Contact Us
 www.paulhubbardonline.com
 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

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 entrance door to the front aspect, radiator, fitted carpet & door mat, doors opening to all internal rooms & a storage cupboard.

Sitting Room

4.15 max x 3.81 max
Fitted carpet, dual aspect UPVC double glazed windows, radiator and a cupboard housing the fuse board.

Bedroom 1

4.15 max x 3.67 max
Fitted carpet, UPVC double glazed window to the side aspect and a radiator.

Bedroom 2

3.30 x 2.52
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Bedroom 3

2.67 x 2.15
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Kitchen

2.62 x 2.50
Vinyl flooring, radiator, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in oven, ceramic hob & extractor hood, space for a fridge-freezer & washing machine, gas boiler and a UPVC door opens to the rear courtyard.

Bathroom

2.49 x 1.52
Vinyl flooring, radiator, tiled walls, spotlights, extractor fan, toilet, panelled bath tub with a mixer tap & a shower attachment and a pedestal wash basin with hot & cold taps.

Outside

Gated access leads to a neatly paved frontage, fully enclosed by a brick wall, with a private front entrance providing direct access to the property.

To the rear, there is a small shared courtyard finished with brick weave paving, offering a practical and low-maintenance outdoor space. It includes an outdoor tap and space for drying washing, and is fully enclosed by brick walling with gated access, providing a good level of privacy and security.

Agent note

We understand that this property is 50/50 freehold and leasehold, with around 984 years left on the lease. No ground rent charges.

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.

