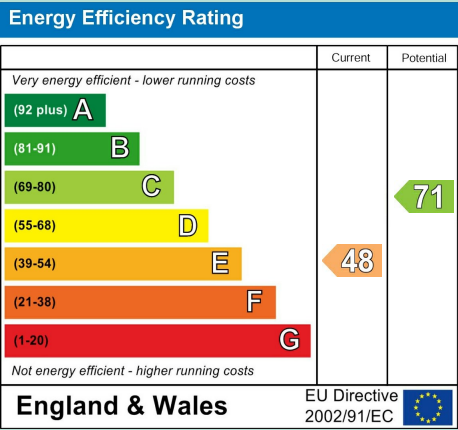


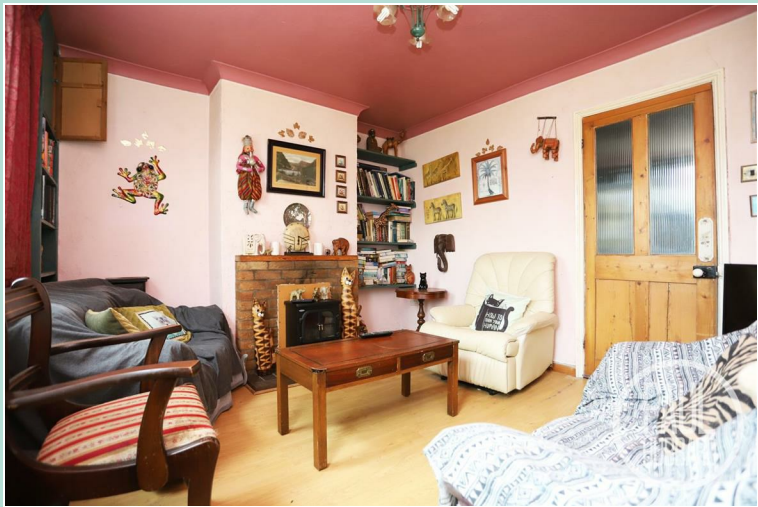
Tenure: Freehold
Council Tax Band: A
EPC Rating: E TBC
Local Authority: East Suffolk Council



£130,000
Asking Price



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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Flora Road

Pakefield, NR33 7JA

- End terrace home
- Set on a cul-de-sac in the heart of Pakefield
- Chain free
- West facing rear garden
- 2 reception rooms
- Extended kitchen
- 2 separate bedrooms
- Gas central heating with combi boiler
- An exciting project, perfect for putting your own stamp on
- Close to local amenities, shops & schools

PAUL
HUBBARD

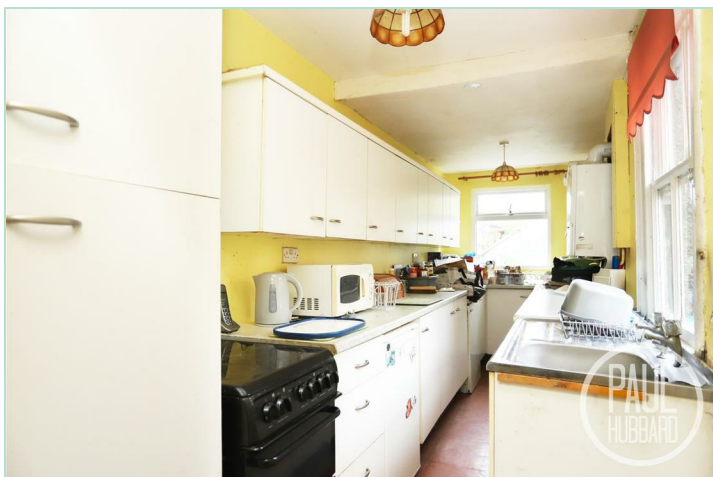
Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

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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

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

3.69 x 3.28

Entrance door & UPVC double glazed window to the front aspect, laminate flooring, radiator, fireplace and a door opens to the dining room.

Dining Room

3.68 x 3.33

Fitted carpet, timber frame sash window to the rear aspect, radiator, gas fireplace, stairs to the first floor and a door opens to the kitchen.

Kitchen

5.29 x 1.73

Vinyl flooring, timber frame sash window to the side aspect, UPVC double glazed window to the rear aspect, units above & below, laminate work surfaces, inset stainless steel sink & drainer with hot & cold taps, gas combi boiler, space for an oven, fridge, freezer & washing machine and a door opens to the rear garden.

Stairs leading to the First Floor Landing

Fitted carpet and doors opening to bedrooms 1 & 2.

Bedroom 1

3.68 x 3.32

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

Bedroom 2

3.38 x 2.94

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

Shower Room

2.29 x 1.73

Fitted carpet, UPVC double glazed obscure window to the side aspect, radiator, tiled splash backs, built-in storage cupboard, toilet, pedestal wash basin with hot & cold taps and a walk-in electric shower set into a cubicle enclosure.

Outside

The property features steps leading up to a paved frontage, framed by planted borders. The front entrance door provides a welcoming access, and the entire frontage is enclosed by an brick wall surround.

At the rear, there is a west-facing paved garden, with mature plants and shrub borders. The garden includes a patio area, a greenhouse, and an outdoor tap, with gated access providing convenient entry to the rear.

Agent Note

Kindly be advised that grant of probate is required for this property. For further information, please do not hesitate to contact our office.

Financial Services

