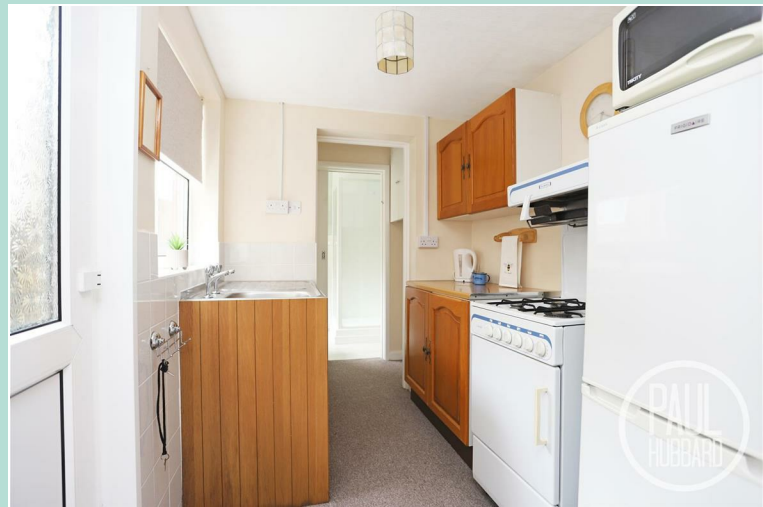


£150,000  
Asking Price



## Kendal Road

Suffolk, NR33 0JF

- Well presented mid terrace home
- Set in a sought after area in Pakefield
- 3 bedrooms
- 2 reception rooms
- Chain free
- Double glazing
- Gas central heating
- Walking distance to Pakefield beach
- Perfect for customisation
- Close to local amenities & shops





### Location

Discover the hidden gem of sought after Pakefield, a charming village nestled in Lowestoft, Suffolk, blessed with award-winning sandy beaches, breathtaking 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

3.40 x 3.33

UPVC entrance door & double glazed window to the front aspect, fitted carpet, radiator, gas fireplace and a door opening to the hall.



### Hall

Fitted carpet, stairs leading up to the first floor landing and a door opens to the dining room.

### Dining room

3.32 x 2.94

Fitted carpet, UPVC double glazed window to the rear aspect, gas fireplace, radiator, under stair storage cupboard, wall mounted storage cupboard and a door opens to the kitchen.



### Kitchen

2.40 x 1.81

A small step up takes you to the kitchen which comprises; fitted carpet, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with hot & cold taps, space for an oven & fridge freezer, a UPVC door opens to the rear garden and an opening leads through to the rear lobby.

### Rear lobby

Fitted carpet, space for a washing machine, built-in storage cupboard, a fitted wall mounted unit and a sliding door opens into the shower room.



### Shower room

1.74 x 1.49

Vinyl flooring, UPVC double glazed obscure window to the side aspect, part tiled walls, storage heater, heated towel rail, suite comprises a toilet, wall mounted wash basin with hot & cold taps and an electric shower set within a cubicle enclosure.



### Stair leading to the first floor landing

Fitted carpet, loft access and a small step up leads to bedrooms 1 & 2.

### Bedroom 1

3.37 x 3.35

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in storage cupboard.

### Bedroom 2

3.33 x 2.96

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, fitted storage cupboard and a door opens to bedroom 3.



### Bedroom 3

2.51 x 1.83

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, built-in storage cupboard and a wall mounted gas boiler.

### Outside

Gated access opens to a small garden area featuring an artificial lawn and the main entrance door.

A pathway leads to a courtyard with an artificial lawn, fully enclosed by a panel fence and brick wall. The garden also includes gated access at the rear with pedestrian entry.



### 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.

### Agent note

The views portrayed in the final image serve as a depiction of the surrounding locality and is not directly visible from the property.



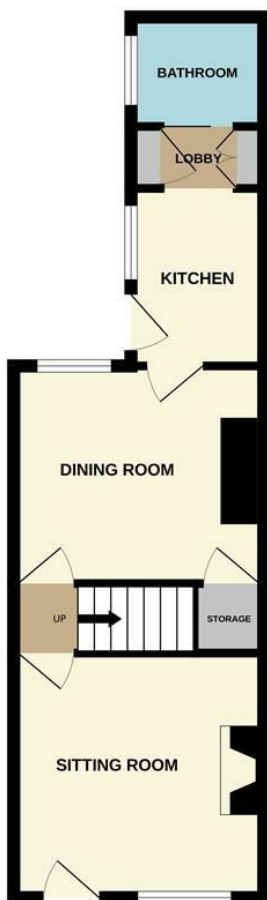




Tenure: Freehold  
 Council Tax Band: A  
 EPC Rating: D  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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	

GROUND FLOOR



1ST FLOOR



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.  
 Made with Metropix ©2024

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

**Contact Us**  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
 01502 531218  
[info@paulhubbardonline.com](mailto: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