

Tenure: Leasehold  
Council Tax Band: A  
EPC Rating: E  
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		
(55-68) D		
(39-54) E	52	69
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£120,000  
Asking Price

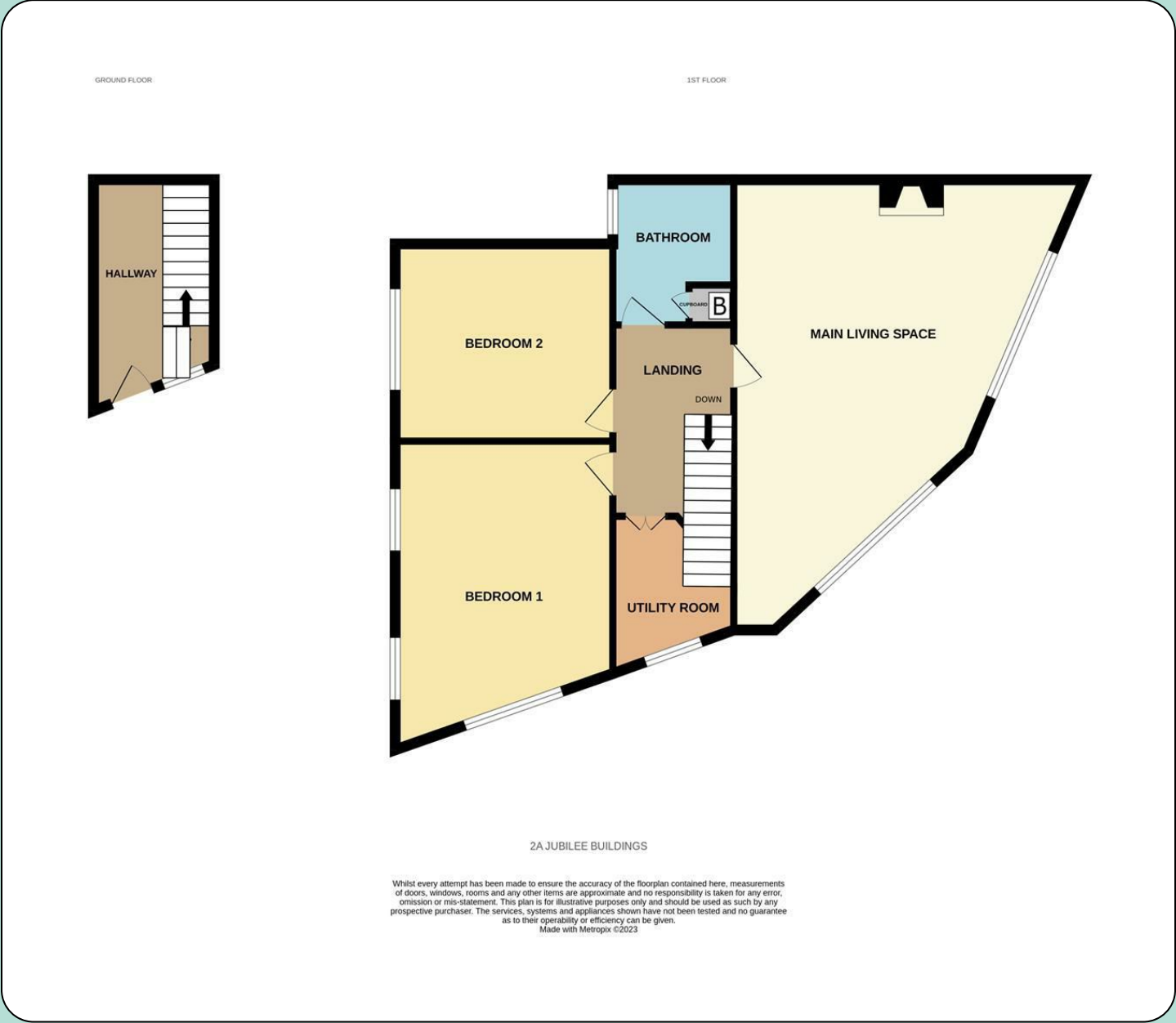


## London Road Pakefield, NR33 7AF

- 2 bedroom maisonette
- Private South/East facing courtyard garden
- Located close to local shops and amenities
- Newly fitted electric boiler
- Sought after Pakefield location
- Moments walk from Pakefield beach
- Private courtyard garden
- Open plan layout
- Perfect for the first time buyer or investor
- UPVC double glazing

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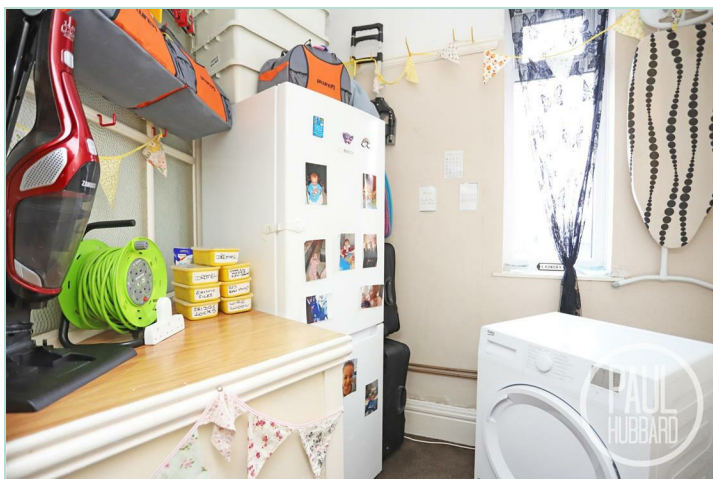
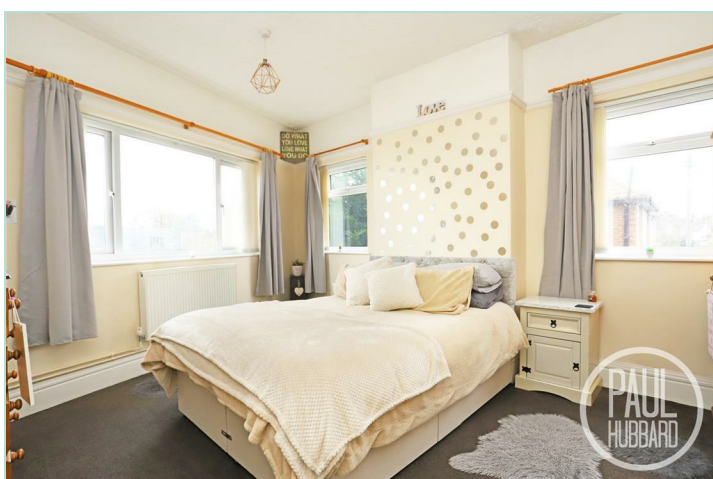


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements





### 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.

### Entrance hall

UPVC front door, fitted carpet, UPVC double glazed obscure window to the front aspect, door opens to a cupboard housing the electric meter.

### Stairs lead to the first floor landing

Fitted carpet, loft access, cupboard housing the fuse board, electric radiator and doors open to bedrooms 1-3, the bathroom, the main living space & a storage cupboard.

### Bedroom 1

4.86 x 3.77

Fitted carpet, x3 UPVC double glazed windows to the front & side aspect and a radiator.

### Bedroom 2

3.6 x 3.27

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

### Utility room

2.44 x 2.08

Fitted carpet, UPVC double glazed window to the front aspect, timber framed obscure windows to the rear aspect and space for appliances.

### Bathroom

2.42 x 2.01

Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, part tiled walls, suite comprises of a toilet, pedestal wash basin with a mixer tap, a panelled bath with a mixer tap & a hand held shower attachment and a door opens into the airing cupboard which houses the hot water tank & a modern electric boiler.

### Main living space

The main living space comprises of a spacious open plan lounge & kitchen.

### Lounge

5.63 x 3.84

Laminate flooring, UPVC double glazed window to the side aspect, radiator, spotlights and a feature electric fireplace.

### Kitchen

4.08 x 3.21

Vinyl flooring, UPVC double glazed window to the front aspect, radiator, spot lights, tile flooring, units above & below laminate work surfaces, built in oven & electric hob, inset stainless steel sink & drainer with mixer tap, space for a fridge & washing machine.

### Outside

A private courtyard garden is fully enclosed by a panel fence surround. The garden consists of artificial lawn, a timber storage shed and a pathway leading to the entrance door.

### 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.

### Lease Information

The 125 year lease commenced in 2007  
Ground rent £175 per annum

