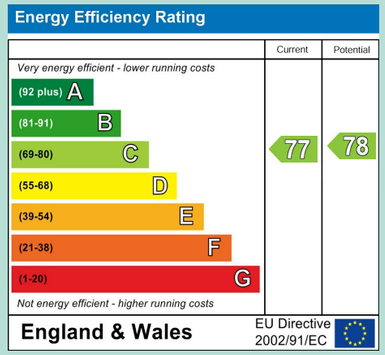
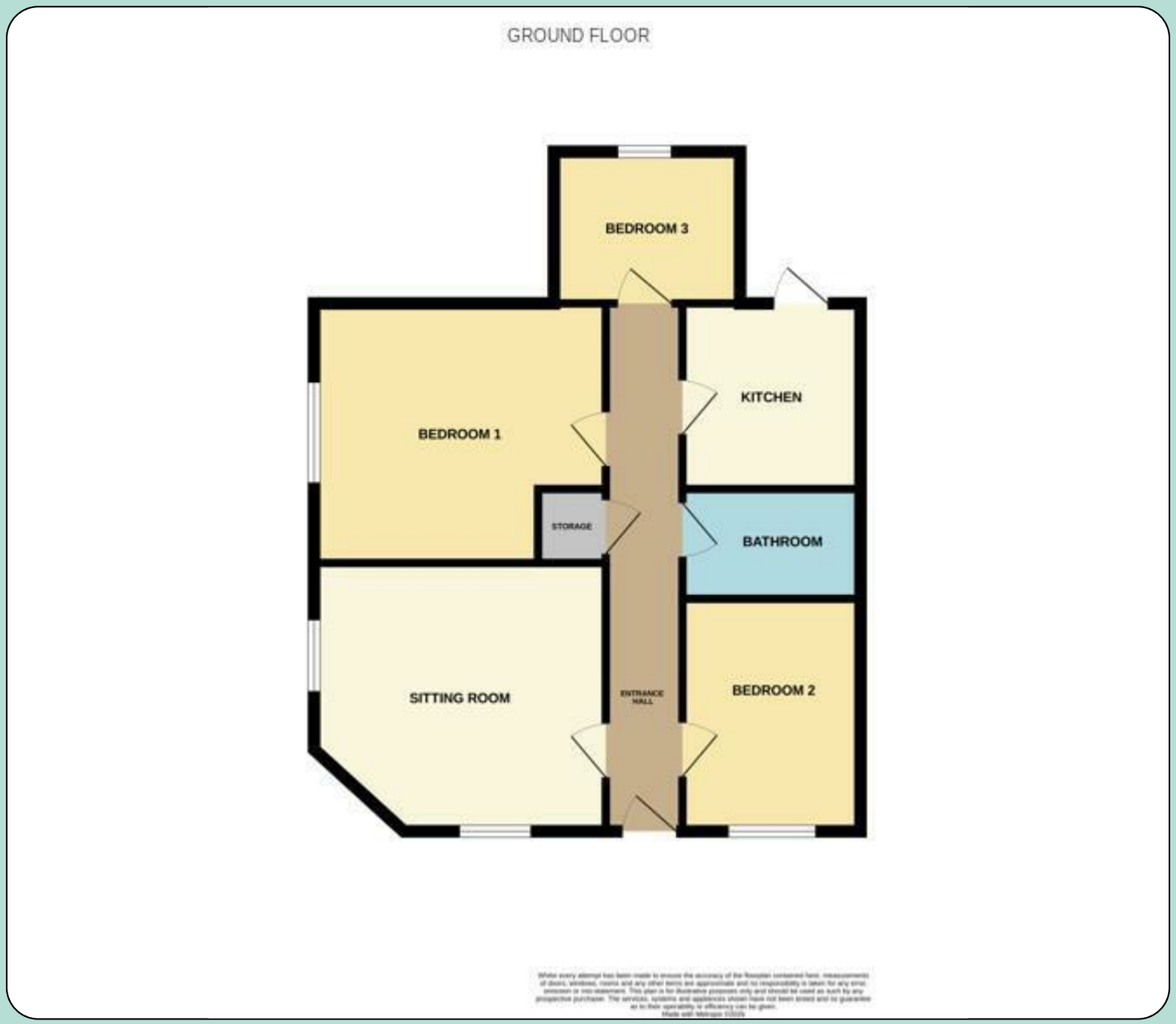
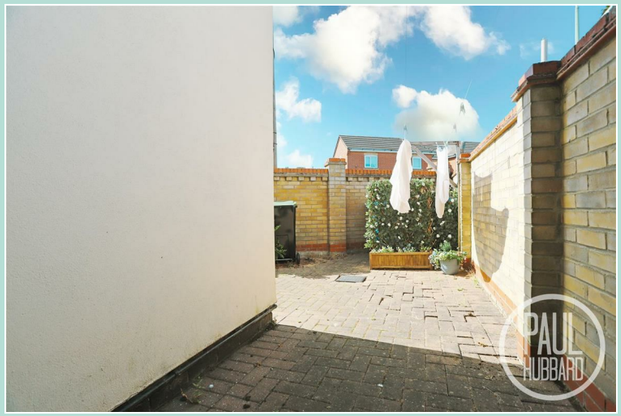
Tenure: Freehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council











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 seafront

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Suffolk
NR33 0BB

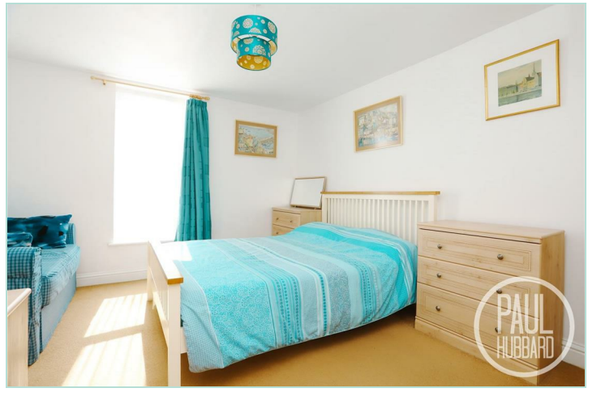
Contact Us
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure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

Buyer AML - £42 inc VAT
Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.





