

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	

**£925 Per**  
Per Calendar Month



## Rochester Road

Lowestoft, NR33 0JR

- Sought after Pakefield location
- Walking distance to the beach
- 2 Separate bedrooms
- Spacious lounge/diner
- Neutral décor throughout
- Modern kitchen
- Gas central heating
- Well presented throughout
- Close to local amenities
- EPC Rating: D62

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

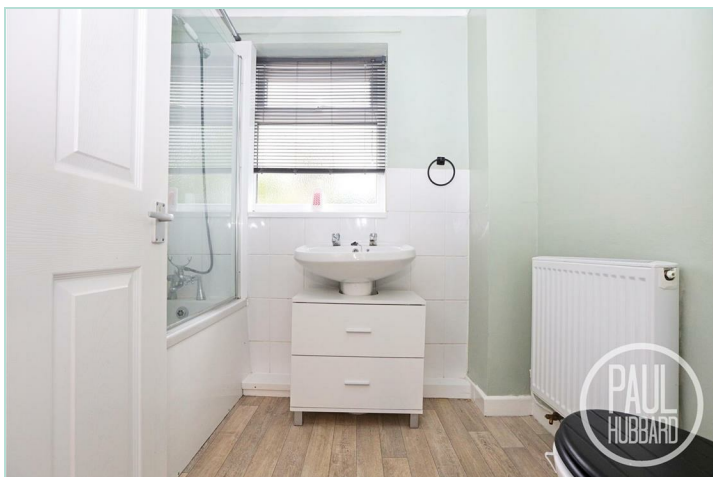
Contact Us  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure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

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### Location

Pakefield is a village located around 2 miles south of the centre of the town of Lowestoft in Suffolk, England.

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to a award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. Pakefield is within catchment for various prestigious schools, ideally located for public transport links and the village is home to fantastic local restaurants and shops.

### Porch

UPVC double glazed sliding door opening to front aspect, tile flooring and door opening into lounge/diner

### Lounge/diner

7.83m into bay x 3.83m  
UPVC double glazed bay window to front aspect, UPVC double glazed window to rear aspect, carpet flooring, x2 radiators, stairs leading to first floor landing and door opening into kitchen.

### Kitchen

3.20m x 2.20m  
X2 UPVC double glazed windows to side aspects, laminate flooring and opening to rear lobby. Units above and below work surfaces, part tile walls, stainless steel sink and drainer, Integrated oven with gas hob and extractor fan. Spaces for Fridge freezer, washing machine and dishwasher.

### Rear Lobby

Vinyl flooring, UPVC double glazed door opening into rear garden, doors opening to storage cupboard and into the bathroom.

### Bathroom

2.20m x 1.7m  
UPVC double glazed window to rear aspect, vinyl flooring, radiator, part tile walls, toilet, pedestal wash basin and panelled bath with mixer tap and handheld shower attachment.

### Stairs leading to first floor landing

Carpet flooring, UPVC double glazed window to rear aspect, radiator and doors opening into bedrooms 1-2.

### Bedroom 1

3.83m x 3.30m  
UPVC double glazed window to front aspect, radiator and carpet flooring.

### Bedroom 2

3.67m x 2.00m  
UPVC double glazed window to rear aspect, radiator, loft hatch and carpet flooring.

### Outside

To the front of the property a level cast iron gate opens to an easily maintained concrete garden with brick wall border, the porch and pathway to a timber gate opening to the rear.

To the rear of the property a concrete pathway leads up to a shingle and laid lawn garden.

### Agent note

If you are interested in applying for this property there is a simple process

- 1) Submit an application form to the office

- 2) Upon successful application you will be asked to pay your deposit
- 3) Once references pass you will be asked to pay your first months rent in advance
- 4) Then we can move you into the property!

\*Deposit - Deposit is usually 5 weeks rent.

\*\*Guarantor - A guarantor is required if your earnings don't match affordability, you are lacking a previous landlord reference or if you have had previous bad credit.

