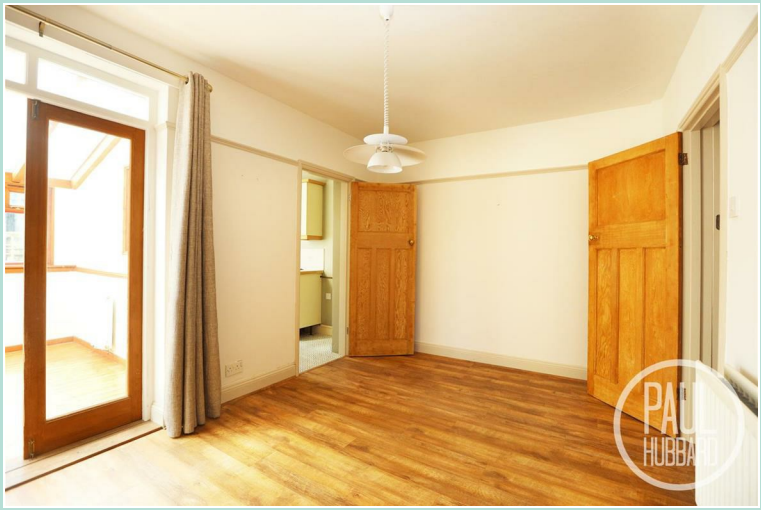
www.paulhubbardonline.com



Walmer Road

Lowestoft, NR33 7LD

- 3 well-proportioned bedrooms
- Spacious sitting room for comfortable living
- Separate dining room ideal for family meals or entertaining
- Modern kitchen with ample storage
- Bright and airy garden room with garden views
- Private rear garden, perfect for relaxing outdoors
- Excellent Pakefield location close to shops, schools, and local amenities
- New carpets fitted throughout the property
- Fresh, neutral décor ready for immediate move-in
- Available now!

PAUL HUBBARD

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.

Entrance hall

Entrance door to the front aspect, laminate flooring throughout, a radiator, stairs leading to the first floor landing and doors opening to under stair storage, sitting room and dining room.

Sitting room

4.10m to bay x 2.89m

Window to the front aspect, laminate flooring throughout, a radiator and a fireplace with timber surround.

Dining room

4.63m x 2.88m

Laminate flooring throughout, a radiator, fireplace with timber surround and doors opening to the kitchen and conservatory.

Kitchen

3.17m x 1.80m

Window to the side and rear aspects, vinyl flooring throughout, part tiled walls, a radiator, laminate work surfaces, composite sink with drainer, integrated oven with gas hob, spaces for a washing machine, fridge/freezer and dishwasher.

Conservatory

3.30m x 2.26m

X2 windows to the rear and side aspects, laminate flooring throughout, a radiator, storage cupboard and a door opens to the rear aspect.

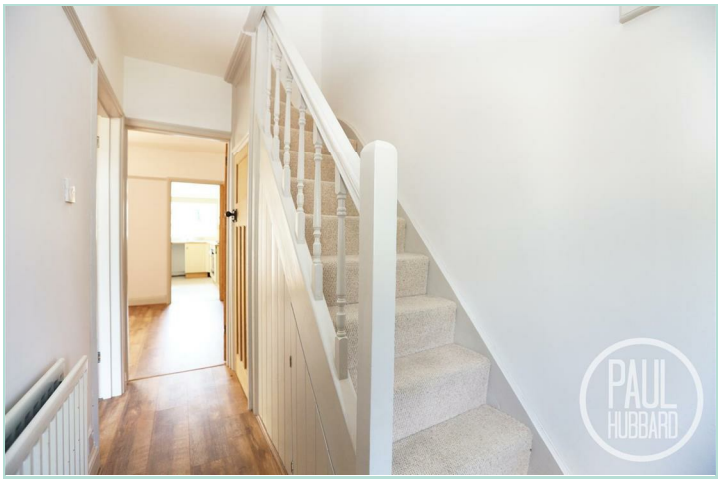
Stairs leading to the first floor landing

Carpet flooring throughout, loft hatch and doors opening to the bathroom and bedrooms 1-3.

Bedroom 1

3.38m x 2.90m

Window to the front aspect, carpet flooring throughout and a radiator



Bedroom 2

2.83m x 2.72m

Window to the rear aspect, carpet flooring throughout and a radiator.

Bedroom 3

2.02m x 1.60m

Window to the front aspect, carpet flooring throughout, a radiator and storage space.

Bathroom

2.87m x 1.81m

Obscure window to the rear aspect, vinyl flooring throughout, a toilet, pedestal wash basin, panelled bath, shower within an enclosed glass cubicle and a heated towel rail.

Outside

To the front of the property, a pathway leads to the main entrance door, bordered by a fenced surround for privacy and definition. Attractive stone details enhance the visual appeal, complemented by a variety of established plants, trees, and shrubs that add character and greenery to the frontage.

The rear garden features a well-maintained timber decking area, ideal for outdoor seating or entertaining. A neatly laid lawn adds greenery and charm, offering a pleasant outdoor space. Please note there is no garage or shed included within the property.

Application process

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!

Application fees

PLEASE NOTE: In order to meet the affordability criteria for this property, potential tenants must have an income of at least 2.5x the monthly rent (this can be a combined income if more than 1 tenant)
*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.

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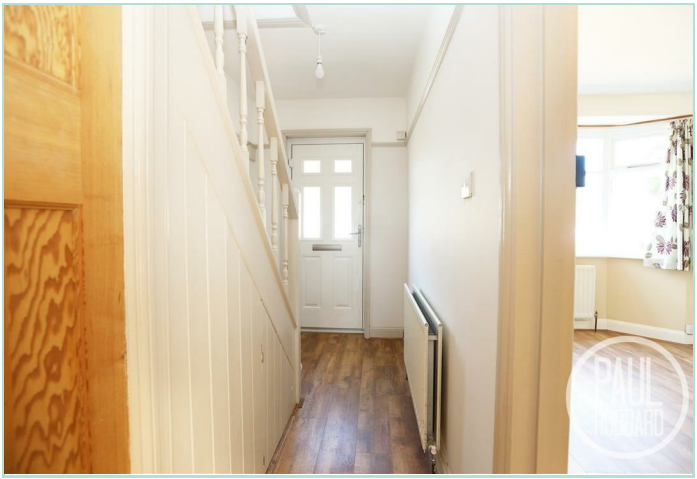
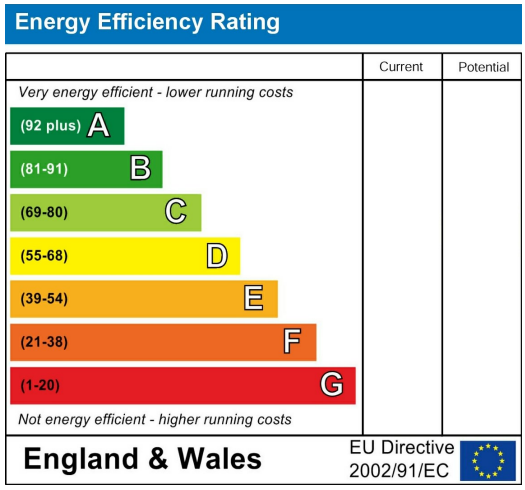


Tenure:
Council Tax Band:
EPC Rating:
Local Authority:



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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