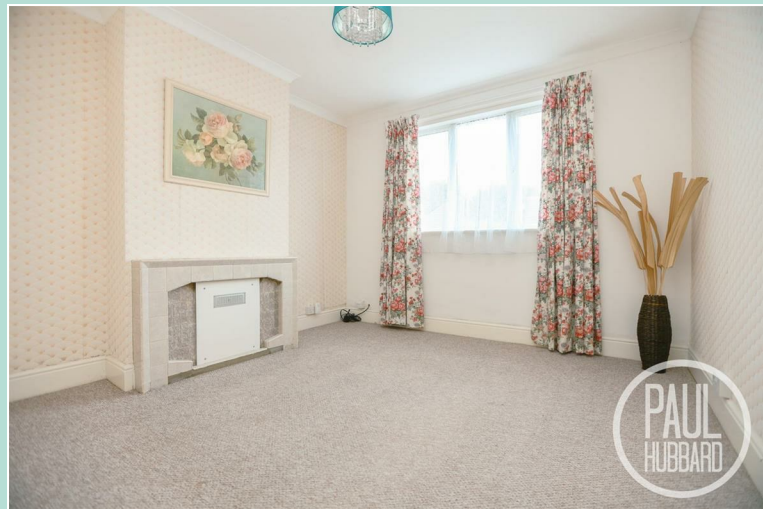


£1,295 PCM



Stradbroke Road

Suffolk, NR33 7HP

- Well presented, characterful semi-detached
- 3 Separate bedrooms
- Sought after Pakefield location
- Walking distance to the beach
- South facing courtyard garden
- Walking distance to local shops, schools and amenities
- Separate entrance hall
- Separate sitting and dining rooms
- Great transport links nearby
- EPC rating: D64

**PAUL
HUBBARD**



Location - Pakefield

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

Timber entrance door leads into entrance hall with vinyl flooring, cupboard housing the consumer unit, doors leading into the sitting and dining room as well as stairs leading to the first floor landing.

Sitting Room

3.65 x 3.31 max

UPVC double glazed window to the front aspect, fitted carpet, radiator and original feature fireplace.

Dining Room

3.66 x 3.27 max

UPVC double glazed window to the rear aspect, fitted carpet, radiator, original feature fireplace and door leading to the kitchen.

Kitchen

2.72 x 2.57

UPVC double glazed window to the side aspect, vinyl flooring, units above and below, inset stainless steel sink and drainer with hot and cold taps, laminate work surfaces, gas oven and hob along with space for appliances including fridge/freezer. Folding door lead to a pantry and an additional opening to the rear lobby.

Rear Lobby

2.272 x 0.84 max into cupboard

UPVC double glazed door to the side aspect opening into the rear courtyard garden, vinyl flooring, a cupboard houses the combi boiler with ample space for storage and a door leads to the bathroom.

Bathroom

2.41 x 1.73

Obscure UPVC double glazed window to the side aspect, vinyl flooring, heated hand rail, toilet, panelled bath with hot and cold taps and a wash basin set into a vanity unit.

Stairs leading to the first floor landing

Fitted carpet, airing cupboard and doors leading to bedrooms.

Bedroom 1

4.34 x 3.65 max

UPVC double glazed window to the front aspect, fitted carpet, radiator and free standing wardrobes.

Bedroom 2

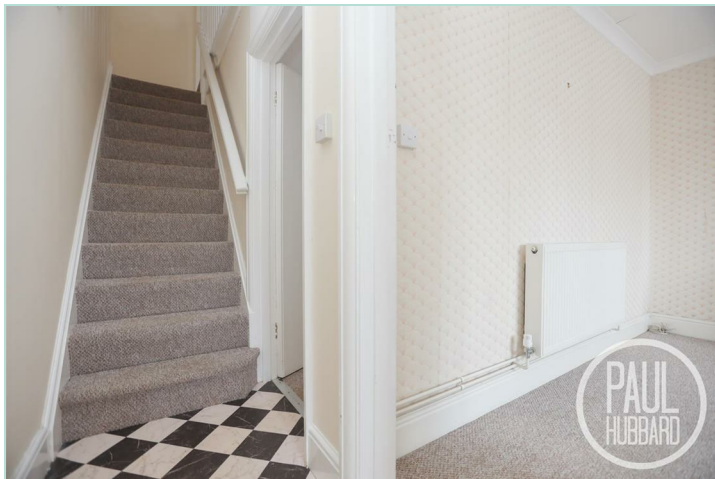
3.67 x 2.50

UPVC double glazed window to the rear aspect, fitted carpet and radiator.

Bedroom 3

2.73 x 2.59

UPVC double glazed window to the rear aspect, fitted carpet and radiator.





Outside

Front

To the front of the property is a fully enclosed, pebbled garden, with a level timber picket gate opening onto a paved pathway. A step leads up to the storm porch and entrance door.

Rear

To the rear of the property is a south-facing concrete courtyard, enclosed by panelled fencing and brick walling, with planted borders providing space for shrubs and trees. A keter shed offers useful storage, while a rear gate provides access to the back alleyway. The courtyard also benefits from an outside tap and drainage.

Lettings Note - Application Fees

PLEASE NOTE: In order to meet the affordability criteria for this property, potential tenants must have an income of 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. Your guarantor must have an income of 3x the monthly rent. A deposit free option may be available for this property subject to terms and conditions – please enquire for further details on this.

Lettings Note - Application Process

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

- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to pay your holding deposit (equivalent to 1 weeks rent).
- 3) Once references pass you will be asked to pay your security deposit.
- 4) Upon execution of your tenancy we will request your rent.

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

DEPOSIT: usually equivalent to 5 weeks' rent.

GUARANTOR: A guarantor will be required if your earnings don't match affordability or you are lacking a previous landlord reference or if you have had bad credit. Your guarantor must have an income of 3x the monthly rent.

*** Please contact Paul Hubbard Estate Agents for all enquiries.****





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) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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.
Shale with Mottings 1/2025

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NR33 0BB

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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 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