



**Aldreds**  
Estate Agents

152a Stradbroke Road  
Pakefield, Lowestoft, NR33 7HY  
Asking Price £135,000



## 152a Stradbroke Road

Pakefield, Lowestoft, NR33 7HY

Aldreds are delighted to offer this well presented ground floor flat, situated in the highly desirable Pakefield area, within easy walking distance of Pakefield Beach and a range of local amenities. The property is presented to a good standard throughout, featuring modern fixtures and fittings, tasteful neutral décor and attractive country-style internal doors. The accommodation comprises an entrance porch, comfortable lounge, inner hallway, useful large walk-in cupboard/storage area, double bedroom and modern bathroom. Outside, the property benefits from a privately owned garden, predominantly laid to lawn with patio seating areas, together with a garage and driveway providing ample off-road parking. Further benefits include uPVC double glazing and gas central heating via a combination boiler. Properties in this sought-after Pakefield location, offered at such a realistic asking price, rarely become available. The property would ideally suit a first-time buyer, downsizer or retired couple seeking a conveniently situated, low-maintenance home. Early viewing is strongly recommended to fully appreciate the accommodation and location.

### Entrance Porch

Vinyl tiled flooring, uPVC window, uPVC entrance door.

### Lounge

12'2" x 10'2" (3.71 x 3.1)

Timber effect vinyl flooring, uPVC window, power points, TV point, radiator.

### Kitchen

5'8" x 8'8" (1.75 x 2.65)

Laminate flooring, a range of fitted kitchen units with extended work surfaces, composite sink with draining board, recess for white goods including plumbing for a washing machine, built-in Neff oven with a matching second combi oven, uPVC window, wall mounted combination boiler, power points.

### Inner Hallway

Timber effect vinyl flooring, power points, full length walk-in storage cupboard with power points, plus a further storage cupboard.





### Bedroom

9'7" x 8'2" (2.94 x 2.51)

Timber effect vinyl flooring, uPVC window, power points, radiator.

### Bathroom

Vinyl flooring, quality fitted bathroom suite including a freestanding bath, low level WC, vanity sink unit, part tiled walls, uPVC window, extractor fan, radiator.

### Lease Details

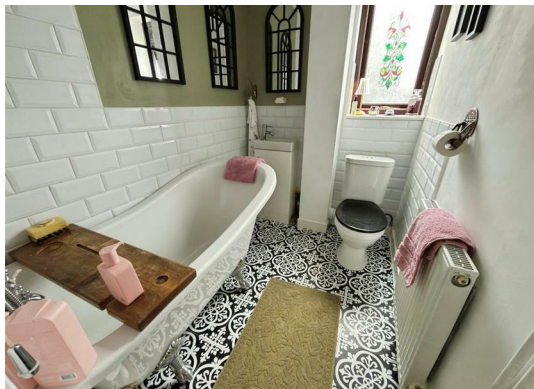
Leasehold Approximate 900 Years Remaining

Landlord is absent so Ground Rent And Service Charge Are Not Payable

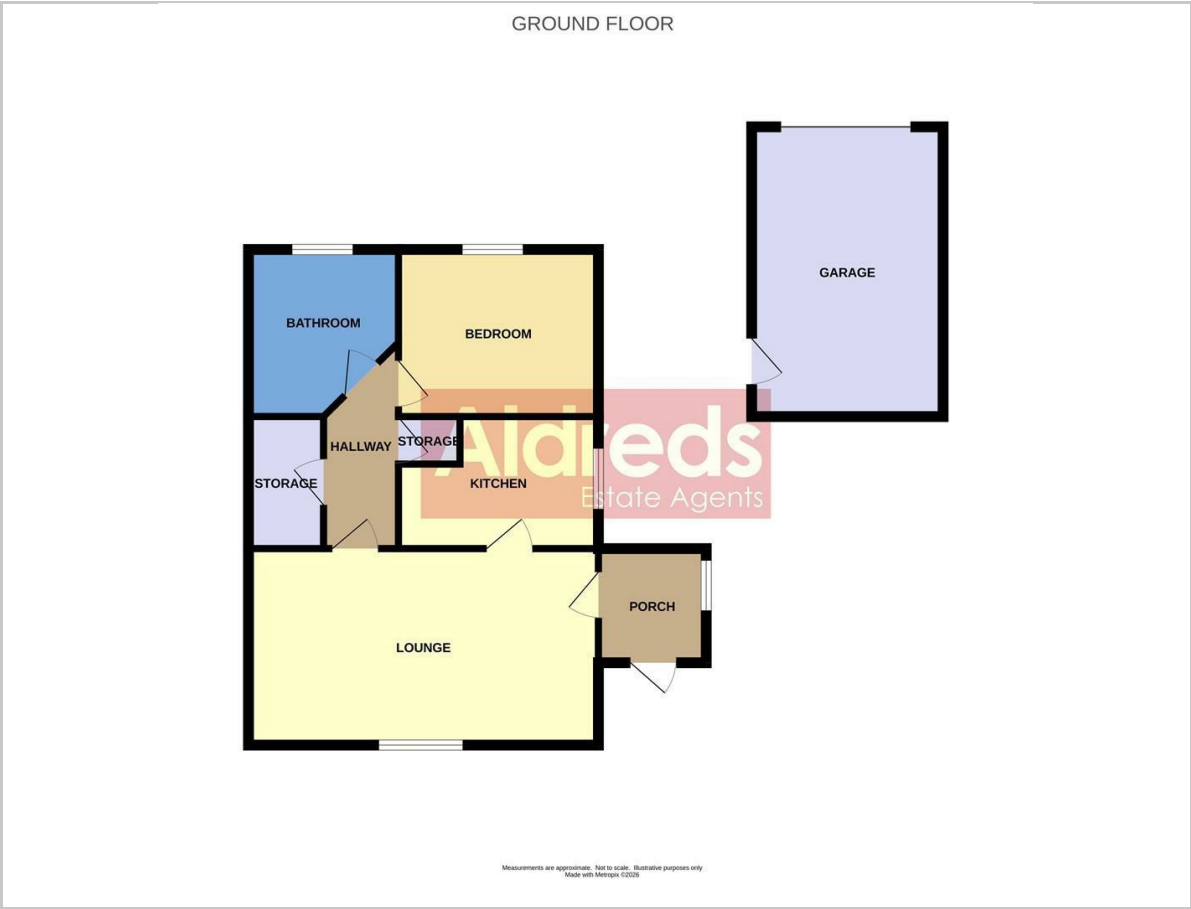
Council Tax Band - A

Mains Water Gas Electric And Drains

Ref: L2688/08/26



Floor Plan

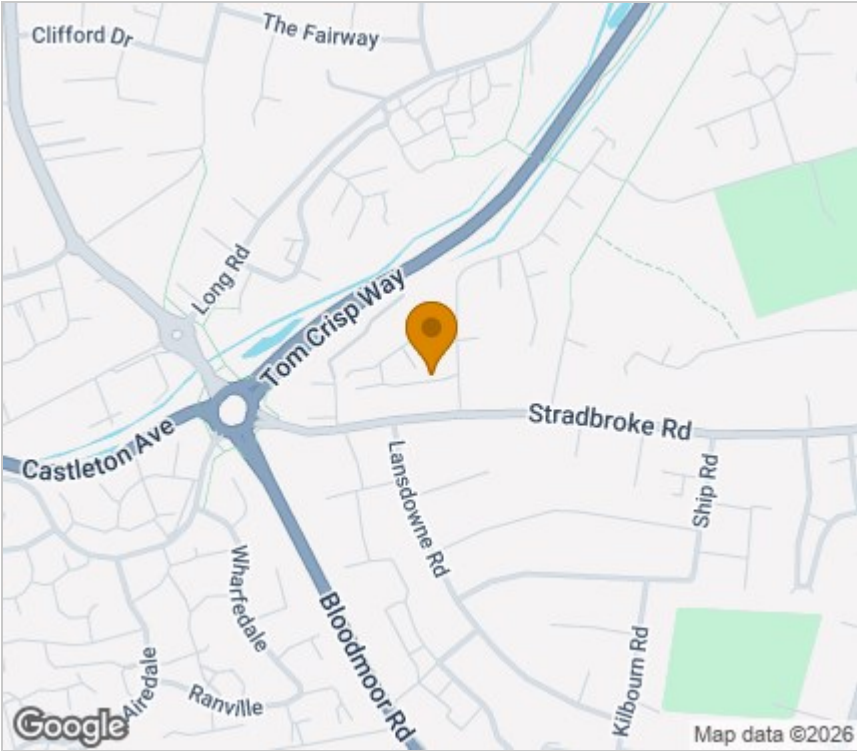


Viewing

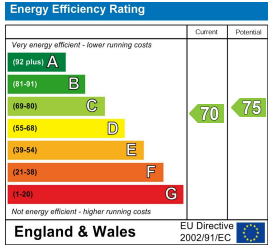
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

**Disclaimer**  
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Area Map



Energy Efficiency Graph



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