



## 22 Ship Road, Pakefield

Offers in Region of £170,000



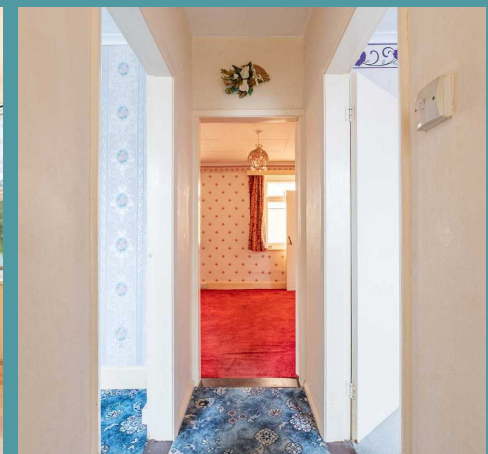
# 22 Ship Road

Pakefield, Lowestoft

Situated within the serene and sought-after area of Pakefield, this end-of-terrace bungalow offers a rare opportunity to create a bespoke living experience. Situated in a quiet cul-de-sac, this chain-free property presents itself as a canvas for transformation, awaiting a discerning individual to put their stamp on it. Don't miss the chance to acquire this home and experience all it has to offer.

## LOCATION

This property is situated in Pakefield, in the seaside town of Lowestoft. This wonderful seaside destination is steeped in history and offers a delightful blend of coastal allure and urban convenience. With its Blue Flag award-winning sandy beaches, Victorian seafront gardens and two charming piers, residents are treated to strolls along the shore and tranquil moments amidst nature's beauty. There are a number of schools in the area to suit all ages, a range of amenities including a Post Office, Bus Station and Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.



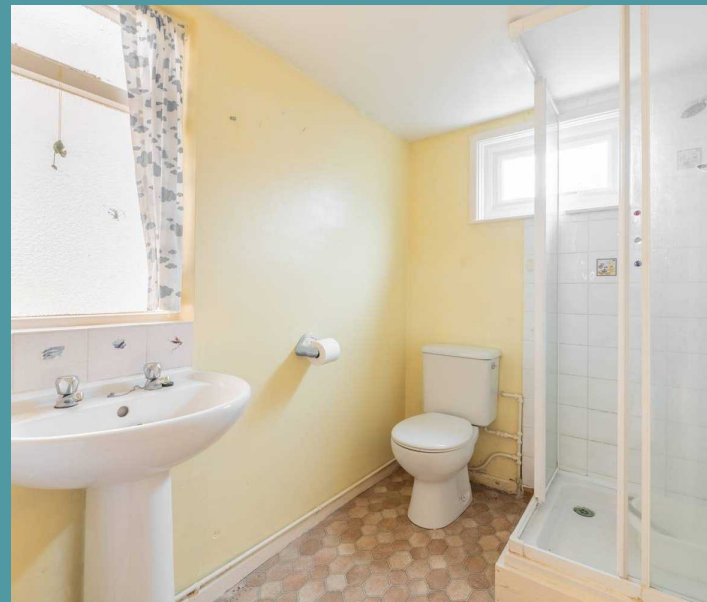


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Step inside where you are greeted by a welcoming entrance hall. A comfortable sitting/dining room captures your attention, providing a wonderful space for relaxation and entertainment. The fitted kitchen stands ready for customisation, offering the chance to tailor to individual tastes and preferences. Light floods into the sun-lit conservatory, offering views of the exterior, allowing you to enjoy the outdoors within the comfort of your home. Accommodation comprises two well-proportioned bedrooms and a conveniently located shower room, ensuring practicality and comfort.

Towards the rear is a well-maintained garden, primarily laid to lawn, bordered by a wide range of plants and a pond. The paved area is suitable for your outdoor furniture, to relax in the afternoon sunshine or enjoy the fresh air. A wooden shed is perfect for storing your garden equipment. Overall, this garden is fully enclosed so you can enjoy in seclusion. A detached garage is located at the rear, in need of a repair.







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### AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

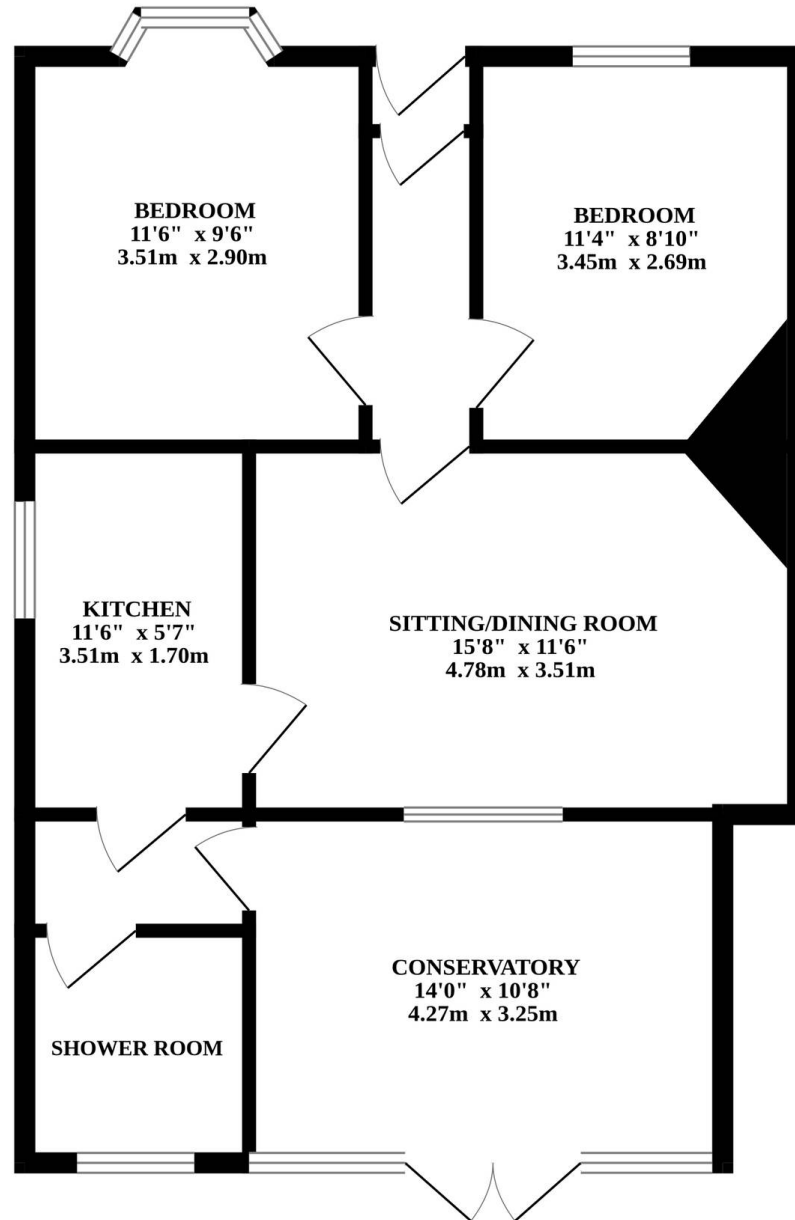
Heating system - Gas central heating.

Council Tax Band: A

- END OF TERRACE BUNGALOW - CHAIN FREE
- QUIET CUL-DE-SAC LOCATION - SITUATED IN THE DESIRABLE PAKEFIELD
- REQUIRES MODERNISATION
- SHORT DISTANCE TO PAKEFIELD BEACH
- COMFORTABLE SITTING/DINING ROOM
- FITTED KITCHEN - READY FOR YOU TO MAKE YOUR OWN
- SUN-LIT CONSERVATORY WITH GARDEN VIEWS
- TWO BEDROOMS & A SHOWER ROOM
- WELL-MAINTAINED GARDEN - ENCLOSED FOR PRIVACY
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.  
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