



**Banham Road, Beccles NR34 9JW**

**welcome to**

**Banham Road, Beccles**

William H Brown are delighted to present this Spacious Three Bedroom Terraced Property. Located in the hugely popular location of Beccles, with ample amenities only short journey away. This property is the perfect home for families and investment, please call 01502 585998 to view today!



**William H Brown are thrilled to present this Three Bedroom property on Banham Road. Located in the popular area of Beccles, the home sits within close proximity to a variety of supermarkets and shops, as well as schools and transport links. This property offers fantastic space throughout, with ample living space in the form of a spacious lounge/ dining room, as well as convenient kitchen and utility room, with WC downstairs too! The spacious feel of the home continues upstairs, with Three well sized bedrooms all located off of the hallway. A well maintained family bathroom can also be found off of the landing space. The home benefits from a spacious plot too, with double width stoned driveway to front, and well sized back garden, ideal for families looking for outdoor space. Please call 01502 585998 to book a viewing today!**

## Accommodation

### Ground Floor

#### **Entrance Hall**

Double glazed Front Door and double glazed window to Front aspect, Partially tiled floor, Carpeted stairs leading First floor, Radiator, Partially tiled flooring.

#### **Lounge/ Diner**

21' 2" x 10' 11" ( 6.45m x 3.33m )  
Double glazed window to Front aspect, Double glazed French doors to Rear aspect, Open plan Lounge/Diner which can accommodate a range of furniture, Feature fireplace, Two radiators, Power points, Laminate wood effect flooring.

#### **Kitchen**

9' 6" x 9' 5" ( 2.90m x 2.87m )  
Double glazed window and door to Rear aspect, Fitted Kitchen units with work surfaces, Sink and drainer unit, Space for 50/50 Fridge Freezer and Gas Cooker, Over head extractor fan, Power points, Tiled flooring.

#### **Utility Room**

7' 1" x 6' 4" ( 2.16m x 1.93m )  
Fitted Work tops, Access to Downstairs WC, Plumbing for white goods, Tiled flooring.

#### **Downstairs Wc**

Double glazed window to Front aspect, Toilet.

### First Floor

#### **Landing**

Access to Bedrooms 1-3 and Bathroom, Built in airing cupboard, Loft hatch, Carpet flooring.

#### **Bedroom 1**

11' 2" x 10' 11" ( 3.40m x 3.33m )  
Double glazed window to Front aspect, Double bedroom, Built in wardrobe, Power points, Radiator, Carpet flooring.

#### **Bedroom 2**

10' 9" x 9' 4" ( 3.28m x 2.84m )  
Double glazed window to Rear aspect, Double bedroom, Built in cupboard space, Power points, Carpet flooring.

#### **Bedroom 3**

11' 4" x 6' 3" ( 3.45m x 1.91m )  
Double glazed window to Front aspect, Radiator, Power points, Carpet flooring.

#### **Bathroom**

Two double glazed window to Rear aspect, Fully tiled walls, Toilet, Wash hand basin, Bath with over head shower, Towel radiator, Wooden tiled effect flooring.

### Outside

#### **Front Garden**

Stone, Double driveway with driveway to Front aspect, Fencing and hedgerow to Side with dropped curb to Front aspect.

#### **Rear Garden**

Patio leading to grass with fenced surround, Timber shed and Summer house, Rear gate access.



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## Banham Road, Beccles

- Three Bedrooms
- Spacious Lounge/Diner
- Driveway to Front aspect of the property
- Rear Garden
- Close to Amenities
- Downstairs WC and Upstairs Family Bathroom
- Utility Room

Tenure: Freehold EPC Rating: C

offers in excess of

**£210,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.flooragent.com



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Please note the marker reflects the postcode not the actual property



Property Ref:  
LOW108181 - 0005

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