

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!













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.

Accommodation

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.



William H Brown are thrilled to present this

Three Bedroom property on Banham Road.

Located in the popular area of Beccles, the

of supermarkets and shops, as well as schools and transport links. This property

offers fantastic space throughout, with

home sits within close proximity to a variety

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

spacious plot too, with double width stoned

outdoor space. Please call 01502 585998 to

landing space. The home benefits from a

driveway to front, and well sized back

garden, ideal for families looking for

book a viewing today!



welcome to

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









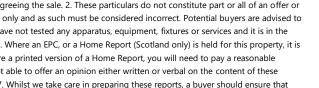


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LOW108181



Property Ref: LOW108181 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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