

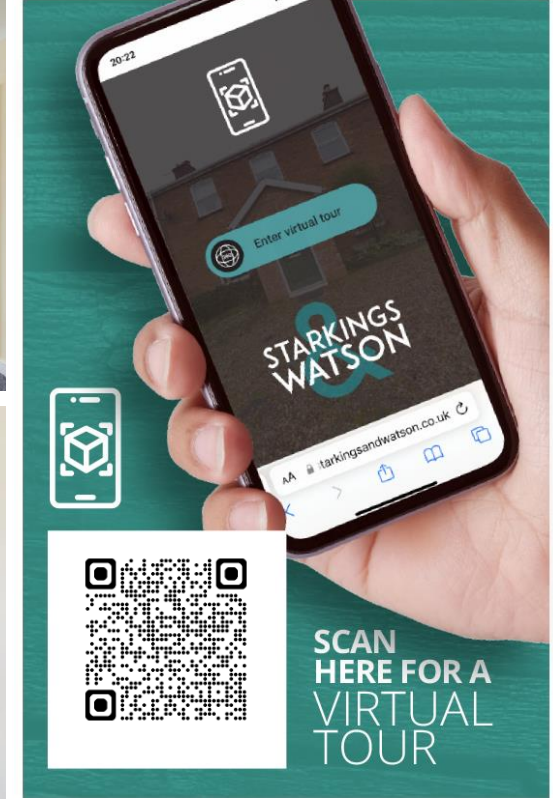
BLACK BOY MEADOW

Beccles NR34 9UQ

Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY
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**STARKINGS
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- Overlooking Green Space
- On Road Parking
- End-Terrace Home
- Refreshed Interior
- Air Source Heating
- Two Reception Rooms
- Two Bedrooms
- Shower Room & W.C

IN SUMMARY

OVERLOOKING GREEN SPACE, this end-terrace home offers a REFRESHED INTERIOR and AIR SOURCE HEATING. With a welcoming hall entrance, the ground floor includes a SITTING ROOM with views over the green, and DOUBLE DOORS into the DINING AREA. The KITCHEN leads off the hall with integrated COOKING APPLIANCES and a rear porch beyond. Upstairs, TWO BEDROOMS lead off the landing with a separate W.C and SHOWER ROOM. Heading outside, the GARDEN is LAID TO GRASS with enclosed fenced boundaries.

SETTING THE SCENE

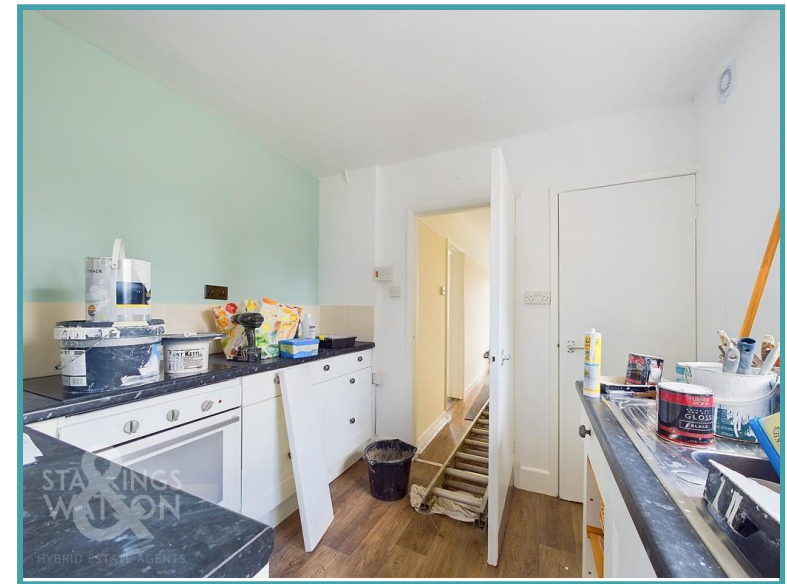
Overlooking green space, the property enjoys a popular residential setting, with low maintenance gardens to front.

THE GRAND TOUR

Wood effect flooring runs underfoot in the hall entrance, with stairs rising up and doors to the kitchen and living spaces. Fully carpeted and with a uPVC double glazed window to front, double doors open to the dining area, with views to the garden. The kitchen is fully fitted, including an integrated electric ceramic hob and built-in electric oven. Useful storage can be found under the stairs, with a rear porch offering garden access and further storage. Upstairs, the landing is carpeted, with a window to side and built-in cupboard. Doors lead off, starting with W.C which is complete with a two piece suite, whilst the adjacent shower room is partly tiled and complete with an electric shower. The two bedrooms are both doubles in size.

THE GREAT OUTDOORS

The rear garden is split level, with a hard standing path opening to a patio area and raised grass space. Fenced with timber and wire fencing, the garden enjoys a bright and sunny aspect in the summer months.



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OUT & ABOUT

Located in the Town Centre of Beccles, the property enjoys a residential position within walking distance to local amenities. The busy market town offers many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, where there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages close by.

FIND US

Postcode : NR34 9UQ

What3Words : ///baseline.green.ramps

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

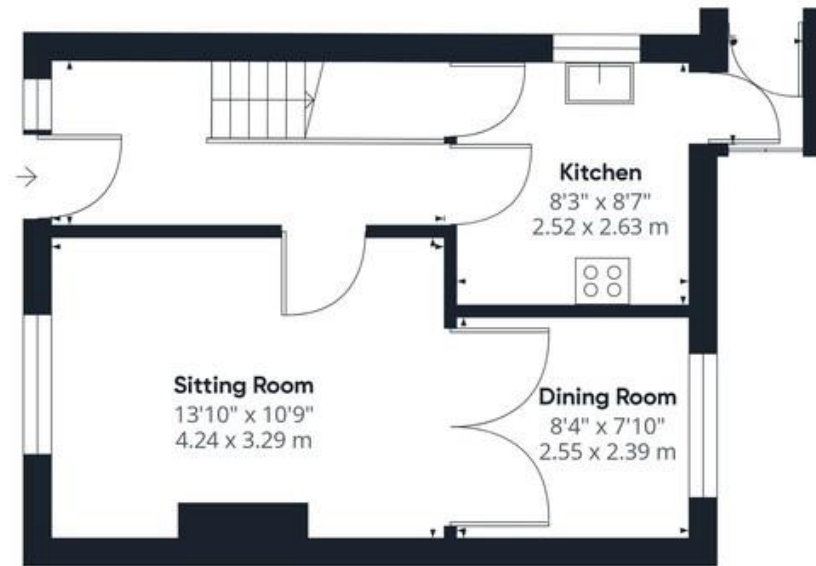
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Ground Floor



Floor 1

Approximate total area⁽¹⁾

740.66 ft²

68.81 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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