



Constable Terrace George Brown Way, Beccles - NR34 9JS



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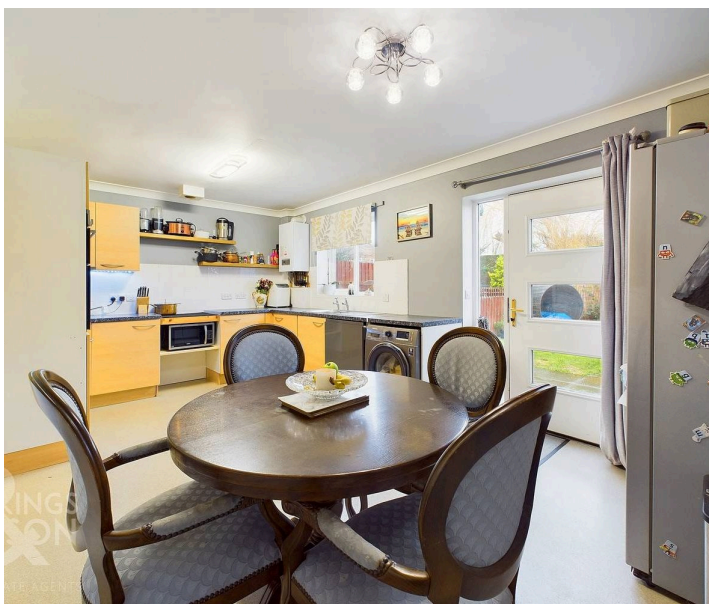
Beccles, NR34 9JS

50% SHARED OWNERSHIP. Nestled in a peaceful CUL-DE-SAC close to town, this charming MODERN THREE BEDROOM Mid-Terraced House offers a perfect blend of comfortable living and convenience. This property, a 50% Shared Ownership gem, presents a wonderful opportunity for buyers to secure their dream home with the potential to purchase 100% if desired. Stepping inside you will find a well-maintained home boasting a spacious KITCHEN/DINING ROOM to the rear opening onto the garden, perfect for hosting family dinners, a separate SITTING ROOM for relaxation as well as a hallway and W/C completing the ground floor. On the first floor there are THREE AMPLE BEDROOMS and a family bathroom ensuring plenty of space for all the family. Externally you will find coveted DRIVEWAY PARKING providing off road parking as well as LANDSCAPED REAR GARDENS ideal for entertaining.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C



- 50% Shared Ownership Property
- Potential To Purchase 100% If Desired
- Mid Terrace Home
- Spacious Kitchen/Dining Room & Separate Sitting Room
- Three Ample Bedrooms
- Family Bathroom & W/C
- Enclosed Rear Garden & Driveway Parking
- Quiet Cul-De-Sac Location Close To Town

Located in the Town Centre of Beccles within a quiet cul-de-sac, the property enjoys a quiet and tucked away 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.

SETTING THE SCENE

To the front you will find a block paved driveway providing off road parking as well as paved pathway leading to the front entrance door which is partially covered.



THE GRAND TOUR

Stepping inside the front door you will find a welcoming hallway with stairs to the first floor landing as well as understairs storage and access to the very useful ground floor w/c. To the left is the main sitting room, a bright and spacious room with plenty of space for soft furnishings. Beyond the sitting room is the open plan kitchen/dining room with ample storage units both wall and base alongside rolled edge worktops, an integrated eye level oven and grill as well as space for all other white goods, whilst offering plenty of space for a large dining table. You will also find a door from the kitchen to the rear garden. Heading up to the first floor landing there is an airing cupboard and loft hatch access. You will find three bedrooms and a family bathroom off the landing meaning there is plenty of space for all the family. The main bedroom is found to the front of the house with two further rooms to the rear. The family bathroom offers a three piece suite with bath and shower over.

FIND US

Postcode : NR34 9JS

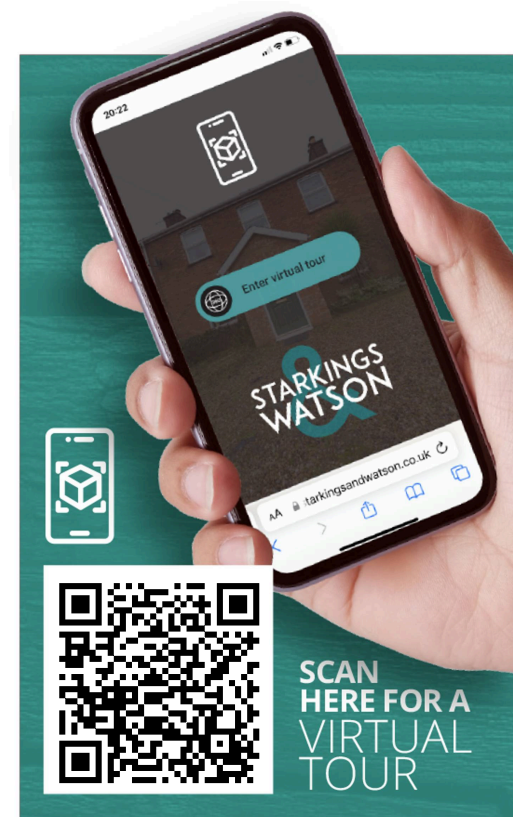
What3Words : ///spreading.above.spurring

VIRTUAL TOUR

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

AGENTS NOTE

The property is to be sold as a 50% shared ownership with the potential to purchase the full 100% for £225,000 if desired or even staircased over time. The property therefore has a lease attached to it with 82 years remaining as well as rent and management fees paid monthly of £308pcm.







THE GREAT OUTDOORS

The private and enclosed rear garden has been landscaped creating a pleasant and welcoming entertaining space with paved patio, lawns and further paved pathway and hard standing areas. The garden offers a fish pond, planting borders and is enclosed with timber fencing whilst a rear gate provides access to the rear.





Ground Floor

WC
6'5" x 3'9"
1.96 x 1.15 m

Kitchen/Dining Room
17'0" x 10'6"
5.19 x 3.21 m

Sitting Room
10'2" x 14'10"
3.11 x 4.53 m



Floor 1

Bathroom
7'0" x 6'0"
2.15 x 1.83 m

Bedroom
8'8" x 13'0"
2.65 x 3.99 m

Bedroom
7'11" x 9'4"
2.43 x 2.86 m

Bedroom
9'6" x 12'3"
2.92 x 3.74 m

Approximate total area⁽¹⁾

824.29 ft²
76.58 m²

Reduced headroom

14.66 ft²
1.36 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.