

Aldreds
Estate Agents

89 Grove Road

Beccles, NR34 9RE

Offers Over £440,000



89 Grove Road

Beccles, NR34 9RE

Aldreds are delighted to have the opportunity to offer this handsome and spacious three storey, four bedroom semi detached house with driveway in the popular market town of Beccles. The property boasts a wealth of original and traditional features and must be viewed. On the ground floor there is an entrance hall, lounge, dining room with breakfast recess, kitchen, utility room and a shower room. The first floor has four bedrooms and a bathroom with a fifth bedroom on the second floor. To the rear there is an attractive garden. Gas central heating

Entrance Hall

Stairs to landing, original feature tiled floor, door to front, stairs to landing, under stair cupboard, radiator

Lounge

16'0" x 11'10" plus bay (4.89 x 3.63 plus bay)

Bay sash window to front aspect, traditional fireplace with inset tiles, picture rail, radiator

Dining Room

13'9" x 12'5" plus breakfast room recess 9'1" x 4' (4.2 x 3.8 plus breakfast room recess 2.78 x 1.5)

Bay sash window to side aspect, door to rear, window to rear aspect, tiled fireplace, radiator

Kitchen

12'11" x 10'0" (3.95 x 3.05)

Base units with timber worktops, window to side aspect, sink with mixer tap, gas cooker point, plumbing for washing dishwasher

Utility Room

5'10" x 4'3" (1.8 x 1.3)

Window to side aspect, plumbing for washing machine, wall mounted gas boiler

Shower Room

5'10" x 4'7" (1.8 x 1.4)

Shower in cubicle, low level WC, hand basin

Landing

Airing cupboard, storage cupboard, stairs to landing, radiator





Bedroom 2

12'2" x 11'8" (3.71 x 3.58)

bay window to front aspect, strip wood floor, traditional tiled fireplace with tiled hearth, radiator

Bedroom 3

13'9" x 12'3" (4.21 x 3.75)

Traditional fireplace, window to side aspect, radiator

Bedroom 4

9'11" x 9'7" (3.04 x 2.93)

Sash window to rear aspect, traditional fireplace

Bedroom 5

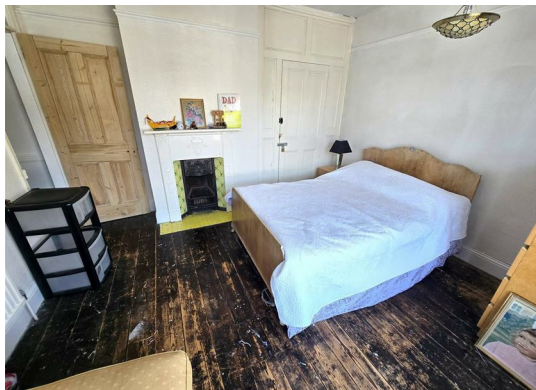
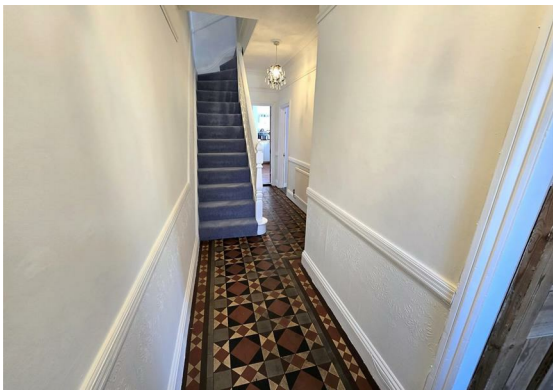
8'6" x 7'10" (2.6 x 2.4)

Window to front aspect

Bathroom

8'10" x 5'1" (2.71 x 1.57)

Panel bath, hand basin, low level WC, part tiled walls, window to side aspect, heated towel rail



Second Floor Bedroom 1

Window to front aspect

Outside

To the front there is a driveway leading down the side. The front forecourt is shingled with bushes & shrubs, tiled pathway to front door. To the rear there is a paved, decked and shingled garden with bushes, shrubs and plants

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

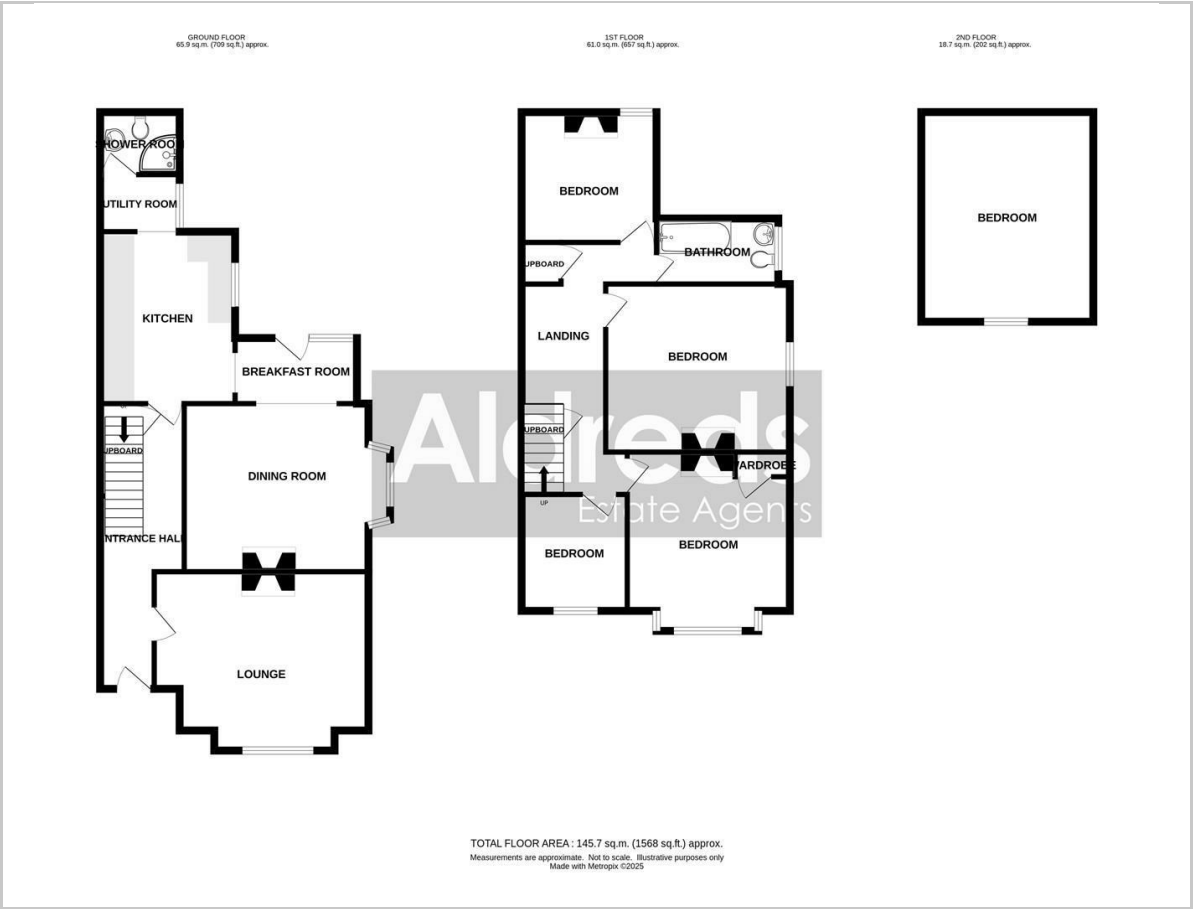
Council Tax

Band B

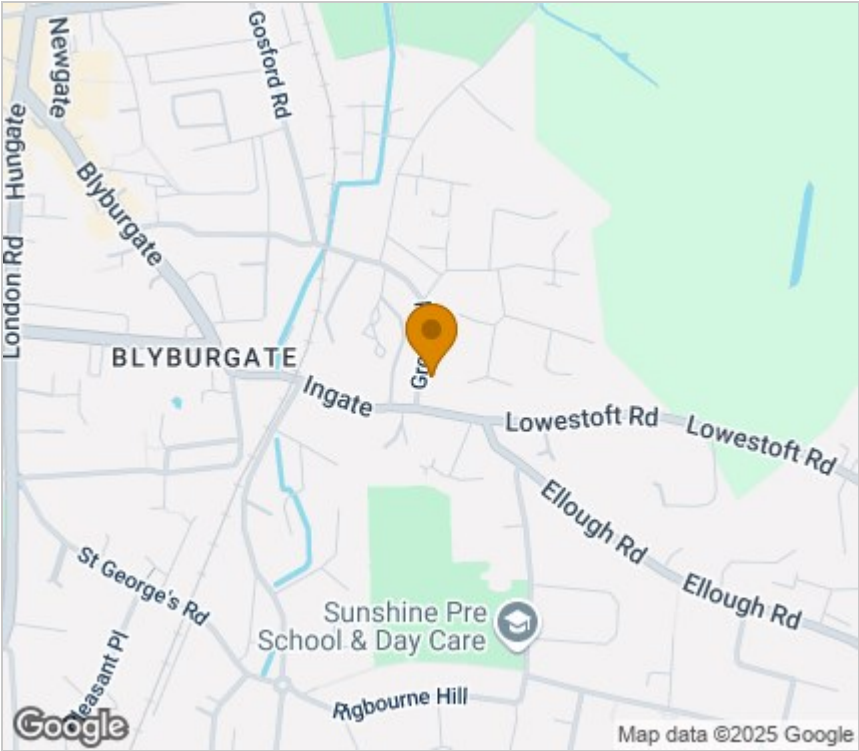
Ref L2274



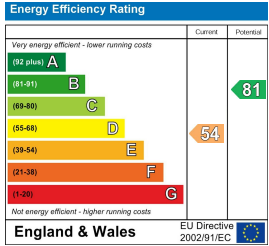
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.