



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 to view today!



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

21' 2" x 10' 11" (6.45m x 3.33m)

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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welcome to

Banham Road, Beccles

- Three Bedroom Home
- Spacious Lounge/Diner
- Driveway to Front of Home
- Enclosed Rear Garden with Laid Lawn
- Close to Local Amenities

Tenure: Freehold EPC Rating: C

guide price

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BGY106595 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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