



1 PROVIDENCE PLACE  
BECCLES





Spacious three bedroom end of terrace family home nestled quietly in the centre of town with generous amounts of parking and outside space.

**The property is set slightly back from the road with a driveway, there is an option to add an additional parking space. The driveway leads to a detached single garage with workshop at the rear and path leading to the property. Stepping in to the porch which opens to an inner hall with stairs rising to the first floor and door to an open plan dining/sitting room with original Victorian fireplace, which provides a great space for family living.**

**From here access is gained to kitchen and also to a conservatory which looks on to the garden. The kitchen also connects with the conservatory as well as a rear hall which provides useful storage and links through to a ground floor bathroom.**

On the first floor the landing feels light and spacious with a side window looking over the garden. There are three bedrooms on this floor, all double rooms and having the added convenience of a first floor WC. Utilising space from one of the bedrooms could enable the addition of a shower unit giving wash facilities on the first floor.

Outside, there is secluded and

peaceful gardens. The plot is generous for the location and feels very private given its central location. An external utility room/store adjoins the kitchen with a further garden store beside. There is potential to extend this property.

### SERVICES

All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

### VIEWING

Strictly by appointment with the agent's Beccles Office.

### LOCAL AUTHORITY

East Suffolk Council. Council Tax Band - B



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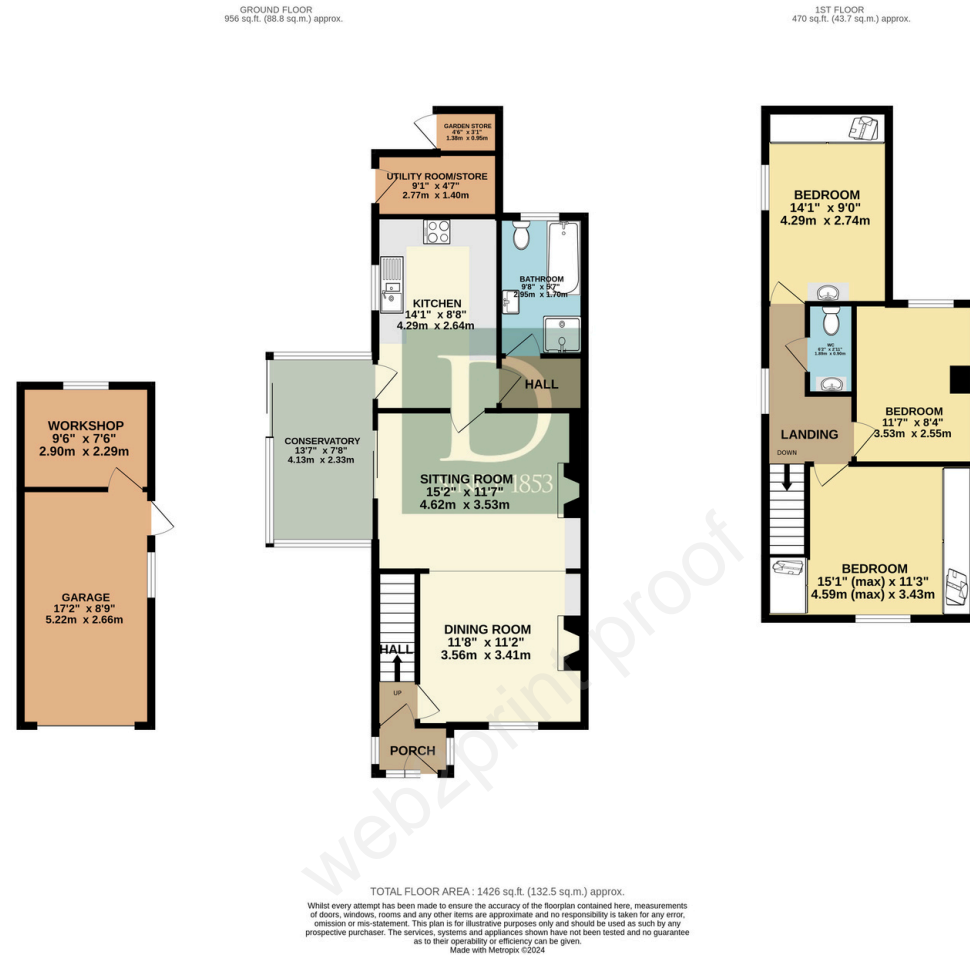
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NO ONWARD  
CHAIN

## FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

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### CONTACT US

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