

templewicks
estate agents

Guide Price: £215,000
48 St. Benedicts Road, Beccles



BRITISH
PROPERTY
AWARDS
2023 - 2024

GOLD WINNER

LETTING AGENT
IN BECCLES &
LOWESTOFT

A well presented end of terrace two bedroom house situated a short walk from the centre of the bustling market town of Beccles. The property is located close to Beccles Quay, and has two double bedrooms, sitting room, kitchen diner, first floor bathroom and rear paved garden.

Property Features:

- End Of Terrace
- Porch Entrance
- Two Double Bedrooms
- Sitting Room
- Modern Fitted Kitchen With Dining Area
- First Floor Bathroom
- Enclosed Paved Rear Garden
- On Road Parking
- Located Close to Market Town of Beccles
- Some Original Features



The Property

As you enter the property via the porch; handy for storing coats and shoes this leads to the sitting room with older style sash window, working open fireplace and tiled hearth, built in shelving, wooden floor and a radiator. Leading straight through to the dining room, there is ample space for a dining table and chairs, a large understairs cupboard, further built in cupboards and shelving to match the kitchen units, space to house large 50/50 fridge freezer, wooden floors, with older style wooden sash window with a view of the rear garden and cast-iron radiator beneath. From the dining area there is step down to the kitchen. The kitchen units are shaker style with various cupboards and drawers beneath the wooden work surface, integrated dishwasher, integrated electric oven and four ring hob inset to work surface with extractor fan over, inset sink and drainer, fitted wall cupboards and shelves, window with a view of the garden and a door leading to garden. Central to the house is the staircase, with loft access to the top of the stairs, to the left is the front bedroom with working fireplace, stripped wooden floor, storage cupboard over the stairs, radiator and wooden sash window.





Property Cont'd

The second bedroom, currently used a home office, has painted wooden floor, door to storage cupboard over the stairs, sash window with views of the garden. The hallway leads down to the fitted bathroom and comprises wooden sash window to the rear with opaque glass, the white bathroom suite comprises WC, pedestal wash basin with tiled splash back, bath with shower over (mains fed from taps), shower screen and tiled walls around bath area.

External

To the front is a garden mainly shingle with brick retaining wall, some mature shrubs, various pots and a step up onto the front porch of the house. There is on road parking to the front of the property. A covered rear entrance leads to the fully enclosed garden with a timber fence, and gate that leads to Old Mill Terrace. The garden has a raised patio area with a covered pergola, and an outbuilding with space and plumbing for a washing machine.

Location

Beccles Market Town, known as the Gateway to the Broads has much to offer. This particular property is short distance from the Town itself and its array of amenities including schools, shops (independent and larger supermarkets) public transport including a Beccles Train Station with links to Ipswich and Liverpool Street, and a Bus Station. Beccles Quay is a stone's throw away offering access to parks and walks by the River Waveney.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: B

Services: Mains drainage, gas central heating, electricity and water connected.

Viewings: By Appointment Only

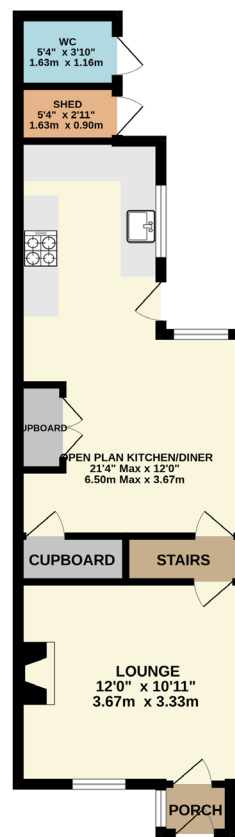
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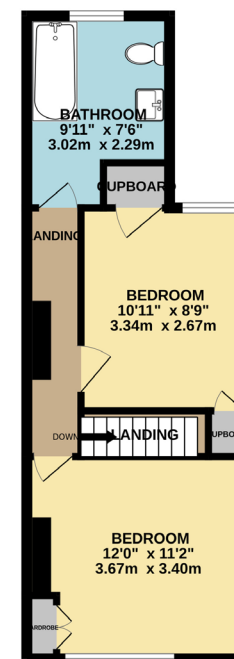
Tenure: Freehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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 re-check measurements.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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