

templewicks
estate agents

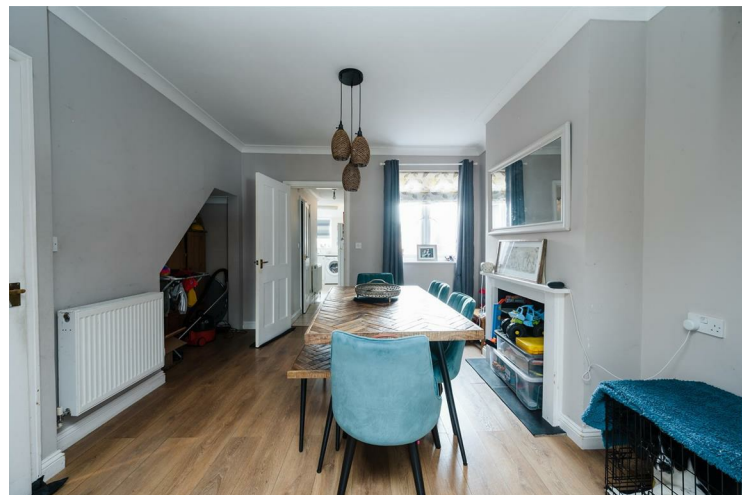


12 St. George's Road Beccles

Guide Price £230,000
Freehold

A turn of the century bay fronted mid terraced house situated on this popular road in Beccles and being within reach of the town centre where there is an array of local and national chain shops, leisure facilities including the Lido and the river Waveney. The property comprises gas central heating, spacious living accommodation including lounge, dining room, kitchen, three separate bedrooms, ground floor bathroom. Externally there is a mainly lawned garden and two parking spaces. The property has no onward chain.

ENERGY PERFORMANCE RATING : C



Chain Free
Bay Fronted Hall Entrance T H
Modern Fitted Kitchen
Three Bedrooms Off Landing
Two Reception Rooms
Gas Central Heating
Some Period Features
Off Road Parking For Two Vehicles
Generous Garden
Walking Distance of Town Centre

Part glazed leaded and stained glass entrance door

ENTRANCE LOBBY

Glazed door gives access into:-

ENTRANCE HALL

Laminate flooring, staircase off to first floor, radiator, wall mounted Honeywell thermostat, door into:-

LOUNGE

13'6" x 10'9"

Fitted carpet, single glazed front sash windows, mock feature fireplace with tiled hearth, white painted wooden surround and mantel, coving, radiator, power points, t.v. point.

DINING ROOM

12'1" x 11'3"

Lamina flooring, mock feature fireplace with tiled hearth, white painted wooden surround and mantel, coving, uPVC sealed unit double glazed window radiator with separate thermostat control.

REAR LOBBY

Fully tiled floor, radiator with separate thermostat control , single glazed rear entrance door.

KITCHEN

8'5" x 9'

Worktop with inset stainless steel sink and drainer, hot and cold taps, cupboard beneath, recess with space and plumbing for washing machine, adjoining worktop with



built-in four ring gas hob, oven/grill under, matching wall cupboards, stainless steel extractor hood and light, tiled splashbacks, recess with space for fridge, wall mounted gas fired boiler for central heating and domestic hot water, sealed unit double glazed window overlooking rear garden.

BATHROOM

White suite comprising panel bath hot and cold mixer taps, separate shower over, concealed low level WC, sink with hot and cold taps and cupboard beneath, fully tiled walls, fully tiled floor, chrome heated towel rail.

Carpeted staircase to:-

FIRST FLOOR AND LANDING

Fitted carpet, radiator, roof access hatch, over stair storage cupboard.

BEDROOM ONE

14'9" x 11'12"

Single glazed front sash windows, radiator with separate thermostat control, fitted carpet, power points.

BEDROOM TWO

12'4" x 8'4"

Fitted carpet, feature cast iron fireplace, uPVC sealed

unit double glazed window, radiator, fitted carpet, power points.

INNER LOBBY

Fitted carpet, slatted pine shelving with radiator beneath.

SEPARATE WC

White suite comprising low level wc, wall mounted wash basin with hot and cold taps, extractor fan.

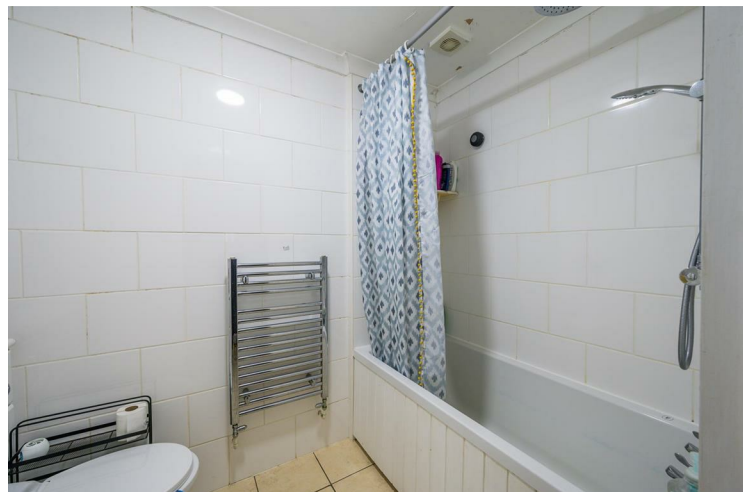
BEDROOM THREE

9'7" x 8'11"


uPVC sealed unit double glazed window overlooking rear garden, radiator with separate thermostat control, fitted carpet, power points.

EXTERNAL


To the rear of the property is mainly laid to lawn with paved patio area, concrete path, timber shed, gate giving access to car parking which can be accessed from the rear service road.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	





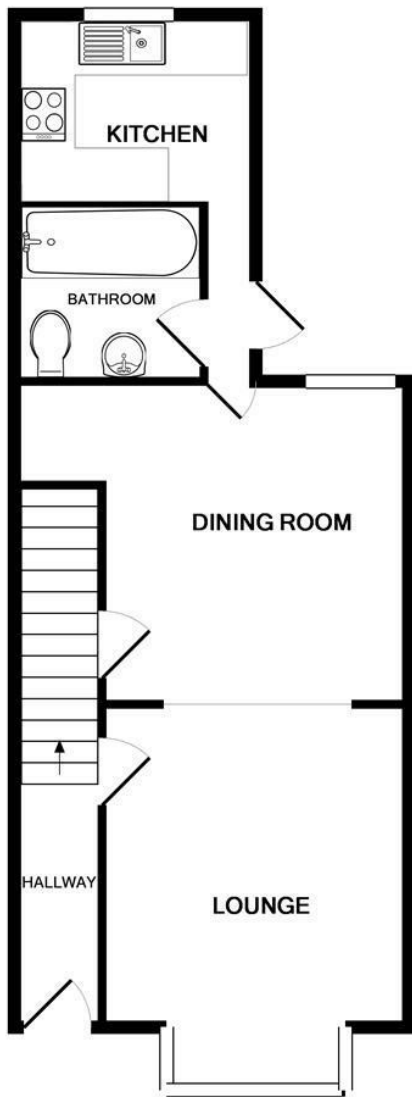
Additional Information

Local Authority East Suffolk

Council Tax Band B

Viewings By Appointment Only

Tenure Freehold



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Agents Note: 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/tenants are advised to recheck the measurements.

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