



Guide Price: £245,000
Queens Road, Beccles, Suffolk



A beautifully presented bay fronted terraced house which has a wealth of character and charm located in the market town of Beccles. The property has been maintained and improved to an extremely high standard including recently installed uPVC windows and gas combination boiler. The accommodation includes a separate sitting room, dining room with wood burner, kitchen, modern shower room and three double first floor bedrooms. Outside there is an enclosed courtyard style garden with large timber shed. This property is being offered with no onward chain.¹

Property Features:

- Victorian Terraced Three Bedroom House
- Beautifully Presented & Improved To A High Standard
- Open Fire / Wood Burner
- Recently Installed Combination Boiler
- Separate Sitting Room & Dining Room
- Modern Fitted Kitchen
- Modern Fitted Shower Room
- Low Maintenance Rear Enclosed Garden
- Permit Parking
- A Short Distance To Beccles Town



The Property:

Opening the front door, you are greeted by a long entrance hall with original tiled floor and a staircase rising to the first floor. The sitting room can be found to the front and has a cast iron open fireplace with wooden surround and mantle and slate hearth, a bay fronted window and ample space for sofas. The dining room leads off the hall and has the original stripped wooden flooring, uPVC sealed unit double glazed window and a feature fireplace with wood burning stove. A door then leads into a fitted kitchen comprising; worktop with inset sink and drainer with cupboards beneath and plumbing for a dishwasher. A further worktop with cupboards and drawers under, and a recess with space and plumbing for a washing machine, space for freestanding cooker and an extractor and light over. From the kitchen a door leads into a recently refurbished shower room comprising a walk-in shower with glass shower screen, low level W.C, pedestal wash basin, heated towel rail and uPVC sealed unit double glazed window. The floor is fully tiled, with under floor heating, there is a uPVC sealed unit double glazed window and a door to the garden.







Property Cont'd/

From the hall a staircase rises to the first floor and central landing, to the right is a good-sized double bedroom with two uPVC sealed unit double glazed windows that flood the room with light, a single over stair storage cupboard and exposed painted floorboards. The Second double bedroom has a uPVC sealed unit double glazed window with folding wooden shutters and access into the third bedroom with exposed painted floorboards, uPVC sealed unit double glazed window and a fitted cupboard housing a recently installed gas fired boiler for central heating and domestic hot water.

External

Outside, the front the property is approached via a tiled path which leads to the front entrance. To the rear is a low maintenance courtyard style garden that is fully paved and has a rear access gate and timber and metal framed shed.

Location

The bustling Market Town of Beccles, also known as the 'Gateway to the broads' benefits from having its own Train Station (East Suffolk Line) with links to Ipswich and onto London Liverpool Street, and more local locations such as Brampton and Oulton Broad. Beccles has a bus station located centrally with regular services to the City of Norwich, the seaside towns of Great Yarmouth and Gorleston, as well as Lowestoft, Pakefield and many other villages in between. Beccles also has easy access to large supermarkets, local independent shops, restaurants, pubs bars, a Drs Surgery, and some stunning countryside walks.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: B

Services: Gas central heating for hot water and central heating, electricity and water connected. Mains sewer

Viewings: By Appointment Only

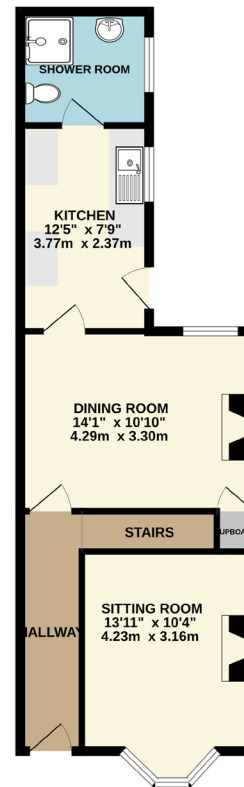
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EPC Rating: E

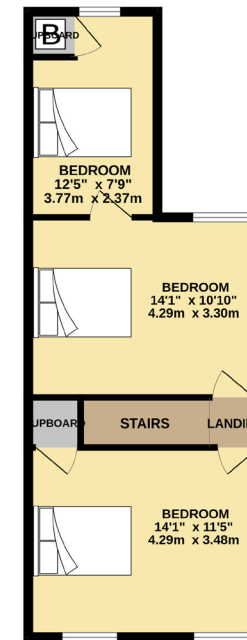
Tenure: Freehold

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
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.3 sq.m.) approx.

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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