



Guide Price: £185,000
Pleasant Place, Beccles

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Beccles



A well maintained mid terraced house located within a fifteen-minute walk of the centre of the Market Town of Beccles where all shopping facilities are available.

The accommodation includes a sitting room, kitchen/diner, modern ground floor shower room and two double first floor bedrooms. Outside, there is a separate beautifully presented large private rear garden. The property has the added benefit of uPVC sealed unit double glazing, gas central heating system and no onward chain.

Property Features

- Chain Free
- Mid Terraced House
- Located On The Outskirts Of Beccles
- Sitting Room
- Kitchen Diner
- Modern Ground Floor Shower Room
- Two Double Bedrooms
- Gas Central Heating
- uPVC Double Glazing



The Property

As you enter the property you are welcomed by the sitting room with fitted carpets, uPVC sealed unit double glazed front window, feature cast iron open fireplace with wooden surround and mantle and a door that leads through into a fitted kitchen/breakfast room having worktop with inset stainless steel sink and drainer, high gloss cupboards and drawers beneath and recess with space and plumbing for a washing machine. There is an adjoining worktop with fitted four burner gas hob with extractor fan and light over, cupboards under and recess with space for under counter fridge, tall cupboard housing eye level oven/grill, laminate flooring, stair case rising to the first floor and opening into a rear lobby having a uPVC sealed unit double glazed window and matching door to the garden and a door leads that into a modern fitted shower room. The shower room comprises a white suite with large shower area, with glass shower screen, low level W/C, wash basin and uPVC sealed unit double glazed window.



From the Kitchen the staircase rises to the first floor and landing that has a roof access hatch with pull down ladder leading to a fully boarded and carpeted roof space with lighting and a Velux roof light. Leading off the landing is the main bedroom and this can be found to the front and has uPVC sealed unit double glazed window and over stair storage cupboard. The second double bedroom also benefits from a uPVC sealed unit double glazed window and has ample space for freestanding wardrobes.

External

Outside to the front the property is approached via concrete path to front entrance and has picket fencing to the front. A shared side access to the right of the property leads round into a private courtyard that is paved and leads to the rear entrance. Leading off the shared path you will find a gate which gives access into a fully enclosed private mature large rear garden which has lawned areas and well stocked borders with a variety of shrubs, trees and plants. You will also find a timber summer house and timber shed on a concrete base and paved patio area.

Location

Beccles Market Town, known as the Gateway to the Broads has much to offer. Beccles Town has access to both High Schools and Primary Schools, as well as nurseries and day care centres. There are a range of shops both independent and larger supermarkets, boutique clothing stores, hairdressers, opticians, a Post Office, butchers, chemists all and much more. Access to public transport is also on your 'doorstep' these include Beccles Train Station with Links to Ipswich and Liverpool Street, and a Bus Station. Beccles Quay is a short walk, where there are some delightful walks by the river or hire a canoe or kayak. Beccles is also less than thirteen miles from the popular seaside town of Southwold and less than 15 miles from Walberswick

Additional Information:

Local Authority : East Suffolk

Council Tax Band: A

Services: Gas boiler for hot water and central heating, mains drainage, electricity and water connected.

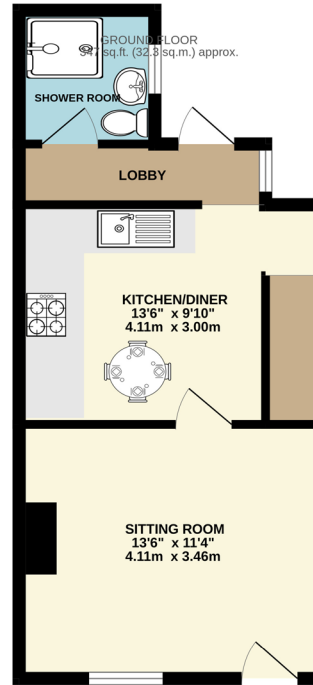
Viewings: By Appointment Only

Post Code: NR34 9YD

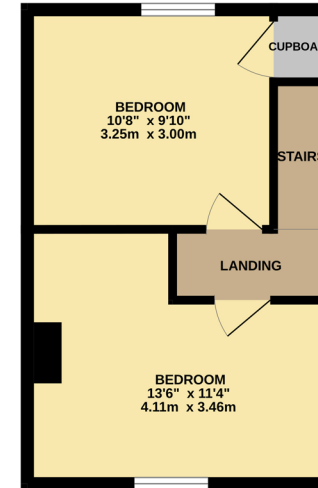
EPC Rating: C

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.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 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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