



Guide Price: £280,000
Ravensmere, Beccles



We are pleased to offer for sale this modern 3 storey town house located in the town centre and being within walking distance of the river Waveney, shops and restaurants. The accommodation offers sitting room, kitchen, 3 bedrooms split over two floors and bathroom. Outside is an enclosed garden and off road parking including a garage. The property is being offered with no onward chain.

Property Features:

- Three Bedroom Town House
- Town Centre Location
- Gas Fired Radiator Central Heating
- Sitting Room Overlooking Garden
- Fitted Kitchen
- Close to Bus Stop
- Family Bathroom
- Low Maintenance Attractive Rear Enclosed Garden
- Off Road Parking Including Single Garage
- No Chain



The Property:

Entering the property from the front, you are greeted by the entrance hall with staircase rising to the first floor. Located at the front of the property you will find the kitchen which has a worktop with inset sink and drainer, cupboards under, matching wall cupboards, further worktop with inset four ring gas hob, space for upright fridge freezer, recess with space and plumbing for a washing machine and uPVC sealed unit double glazed front window. Heading to the back of the property you will find the sitting room which has sealed unit double glazed French doors leading out to and with view over the rear garden. From the hall the stair case rises to the first floor and landing with fitted storage cupboard, staircase off to second floor and access into a double bedroom which overlooks the rear garden and has a sealed unit double glazed window, a second bedroom can be found to the front of the property. A family bathroom is nestled between the bedrooms and comprises a panel bath, low level W/C, pedestal wash basin, vinyl flooring, sealed unit double glazed window with recessed blind. From the landing a staircase rises to the second floor and master bedroom which has a fitted double wardrobe with attached drawer unit, Velux double glazed skylight window and sealed unit double glazed front window.







External

Outside to the front a path leads to the front entrance. To the rear is a fully enclosed paved garden having ample space for patio furniture and with shingle borders which are well stocked with a variety of flowers, shrubs and plants and steps to the rear leading to a rear gate giving access to a parking area and a single garage.

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 Doctors Surgery, and some stunning countryside walks.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: C

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

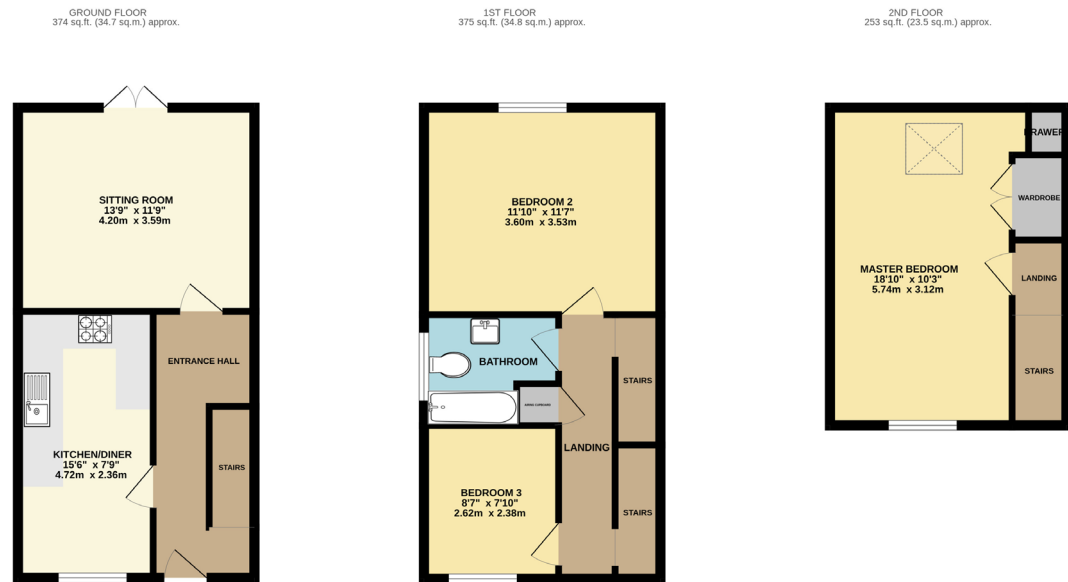
Viewings: By Appointment Only

Post Code: NR34 9DX

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.



TOTAL FLOOR AREA : 1002 sq.ft. (93.0 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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