



Guide Price: £220,000
Rigbourne Hill, Beccles, NR34 9JH

A spacious family house located on the outskirts of the town centre and being close to a local shop and schools. The property has a spacious kitchen/diner, separate sitting room, three first floor bedrooms and bathroom.

Outside there is a good size fully enclosed rear garden and the property benefits from gas fired radiator central heating and uPVC double glazing. This property is being offered with no onward chain.

Property Features:

- Three Bedrooms
- Close To Schools
- Gas Fired Radiator Central Heating
- Sitting Room
- Fitted Kitchen/Diner
- Close to Bus Stop
- Family Bathroom
- Sizable Enclosed Garden
- Great Family Home



The Property:

Steps lead up to the front entrance door which leads into the entrance hall with the staircase rising to the first floor. A door leads into a separate sitting room with uPVC double glazed window overlooking the rear garden and ample space for a three piece suite. The kitchen/diner can be found to the right of the property and has a worktop with inset stainless steel sink and drainer with cupboards under and recess with space and plumbing for a washing machine, further worktop with cupboards and drawers beneath, space for a freestanding electric cooker, space for fridge freezer, uPVC sealed unit double glazed front and rear windows along with a matching side entrance door. The Staircase rises from the hall to the first floor and landing with a roof access hatch and sealed unit double glazed window. All of the bedrooms have built in wardrobes along with double glazed windows and are served by the family bathroom which comprises a panelled bath, pedestal wash basin, low level W/C, pedestal wash basin, uPVC sealed unit double glazed window and fully tiled walls.





External

Outside to the front there is a lawned garden with concrete path which leads to steps rising to the front door. The path continues round into a fully enclosed, extensively lawned rear garden enclosed by panel screen fencing and having ample space for garden furniture. There are two external brick stores one having a uPVC sealed unit double glazed door and one with a wooden door.

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 and public houses. countryside walks.

Additional Information:

Local Authority : East Suffolk

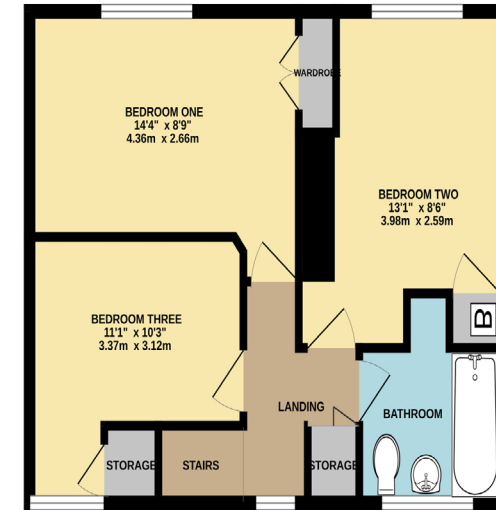
Council Tax Band: B

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

Viewings: By Appointment Only
Post Code: NR34 9JH
EPC Rating: D

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 : 927 sq.ft. (86.2 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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