



Guide Price: £220,000  
Banham Road, Beccles, NR34 9JW

A mid terraced house situated on the outskirts of the town centre of Beccles and being within easy reach of a regular bus service and a local shop. The property benefits from a sitting/dining room, kitchen, three separate first floor bedrooms and a bathroom. Outside there is off road parking to the front and a good sized fully enclosed rear garden. The property benefits from uPVC sealed unit double glazing and is heated by gas fired a central heating system and wood burner. This property would make an ideal family home.

#### Features

- Mid Terraced House
- Off-Road Parking
- Three Bedrooms
- Kitchen
- Bathroom
- Sitting Room/Dining Room
- uPVC Double Glazing & Wood Burner
- Gas Central Heating
- Enclosed Rear Garden
- Situated On The Outskirts Of Beccles Town



#### The Property

The front entrance door leads into entrance porch which in turn leads into the hallway with the staircase rising to first floor and a door leading into a spacious kitchen. The kitchen comprises worktop with inset sink and drainer with a good range of cupboards and drawers under, four ring electric hob with oven/grill beneath and extractor and light over. A further worktop has a recess under with space and plumbing for a washing machine and space for an under counter fridge, space for upright fridge/freezer, matching wall cupboards, dual aspect uPVC sealed unit double glazed window and matching rear entrance door. There are tiled splashbacks, a shelved pantry cupboard and under stair cupboard for additional storage. From the kitchen a door opens into a sitting/dining room with feature fireplace having a fitted wood burning stove, uPVC sealed unit double glazed front window and a door that leads in to the entrance hall. The dining area provides ample space for a family dining table and has uPVC sealed unit double glazed sliding patio doors that open out to, and with views over rear garden. From the hall, a staircase rises to the first floor and landing. The landing comprises a spacious airing cupboard, a further storage cupboard and roof access hatch. The main bedroom has a fitted wardrobe, an over stair storage cupboard and a uPVC double glazed front window. There are two further bedrooms one of which has a built-in storage cupboard, and they both have uPVC sealed unit double glazed windows. The family bathroom comprises a white suite with panelled bath and shower over, pedestal wash basin, low level W/C and two uPVC sealed unit double glazed windows







### **External**

Outside to the front, there is a concrete impression driveway that provides off road parking for two cars and continues to the front entrance. To the rear is a good size fully enclosed garden with artificial grassed area, raised flower beds with shrubs and plants, timber and felt roofed shed, paved patio area and wooden decked area.

### **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.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: B

Services: Gas fired for hot water and central heating, electricity and water connected, wood burner, mains sewer.

Viewings: By Appointment Only

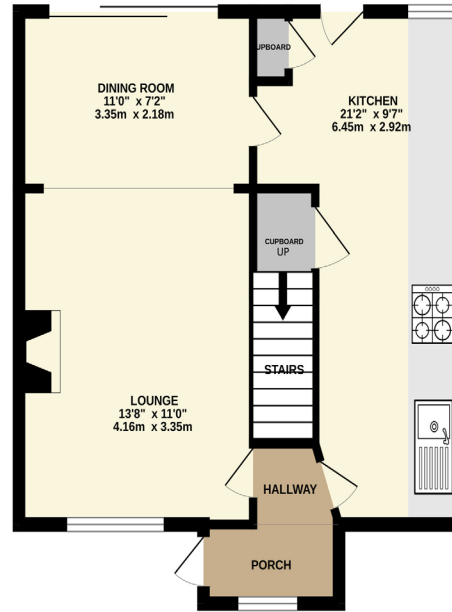
Post Code: NR34 9JW

EPC Rating: C

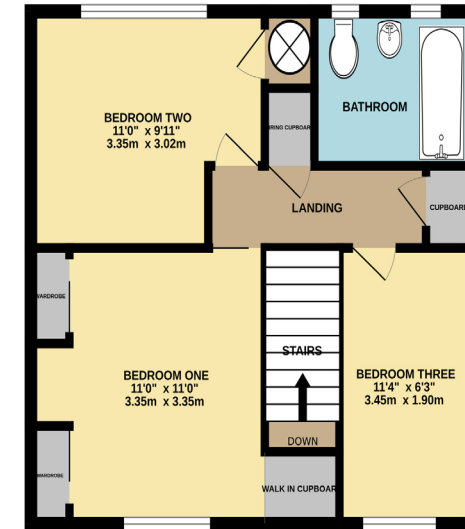
Tenure: Freehold

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.

GROUND FLOOR



1ST FLOOR



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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