



*Denmark Road  
Beccles Suffolk*



*A three storey mid-terrace house situated in the market town of Beccles and being within easy reach of the town centre, train and bus station. This property benefits from being recently decorated throughout, some new floorings and a 2024 installed gas boiler. The accommodation includes sitting room, dining room, kitchen, bathroom and three bedrooms over two floors. Outside, to the front of the property there is permit on street parking and a fully enclosed courtyard garden to the rear. No Onward Chain.*

**Property Features:**

- Three Storey Mid Terrace house
- Three Bedrooms
- Sitting Room
- Kitchen & Separate Dining Room
- Bathroom
- Gas Central Heating Boiler Installed 2024
- Recently Redcorated Throughout
- Some New Floors
- Close To Beccles Town Centre
- Chain Free



**The Property**

Entering the property through the front porch, a door leads into the sitting room with uPVC sealed unit double glazed front window and newly fitted carpet. An opening then leads to a lobby with staircase rising to the first floor and then into a dining room with an under-stair storage cupboard. Leading into a fitted kitchen with worktop having inset sink and drainer, cupboards beneath with space and plumbing for washing machine. There is a further worktop with inset four ring gas hob with extractor and light over, matching wall cupboards, slide out larder unit with metal racks, uPVC sealed unit double glazed window. The kitchen then opens into a rear lobby where there is a uPVC door leading out to the garden and a door leading into a bathroom which has had insulation added to the wall and ceiling and then been rendered externally. The bathroom suite comprises panelled bath with shower over and glass shower screen, low level W/C, wash basin and uPVC sealed unit double glazed window. From the lobby a staircase rises to the first floor and landing with newly fitted carpet and a door leads into the main bedroom that is located at the front of the property and has uPVC sealed unit double glazed window and stripped wood flooring. Bedroom two is located to the rear of the property and has a uPVC sealed unit double glazed window, newly fitted carpet and fitted half height cupboards, one housing a gas fired boiler for central heating and domestic hot water (installed 2024) .













### **The Property (cont'd)**

From the landing, a stair case rises to bedroom three which has restricted head height and a uPVC sealed unit double glazed fire escape tilt and turn window.

### **External**

Outside to the front there is a small paved area, and access to the front door. To the rear is a fully enclosed courtyard style garden which is paved, a timber shed and rear access gate.

### **Location**

Beccles Market Town, known as the Gateway to the Broads has much to offer. This particular property is short distance from the Town Centre itself and therefore gives access to an array of amenities. 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 fired for domestic hot water and central heating, electricity and water connected. Mains sewer.

**Viewings:** By Appointment Only

**Post Code:** NR34 9DW

**EPC Rating:** D

**Guide Price :** £179,995

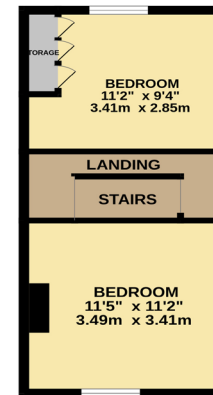
**Tenure:** Freehold

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.

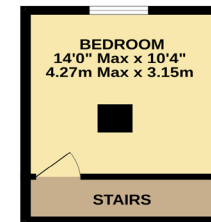
GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



2ND FLOOR  
147 sq.ft. (13.7 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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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