



*Fair Close
Beccles Suffolk*

A very well maintained and decorated mid terraced house situated a short walk from the town centre and even closer to the railway station and being offered with no onward chain. The property benefits from uPVC sealed unit double glazing, is heated by a gas fired central heating system and has well-proportioned living accommodation including a 14' sitting room, kitchen/diner, ground floor bathroom and three first floor bedrooms. Outside there is on street permit parking, and to the rear is an enclosed courtyard style garden.

Property Features:

- Mid Terrace Three Bedroom House
- Kitchen/Diner
- 14' Sitting Room
- Ground Floor Bathroom
- Gas Fired Central Heating
- On Street Permit Parking
- Enclosed Courtyard Garden
- Close To Beccles Town
- End Of Chain



The Property

Entering the property through the front door you are greeted by the entrance porch and a door then leads into a 14' sitting room, with uPVC sealed unit double glazed front window and ample space for furniture. Leading off the sitting room is a lobby with staircase rising to the first floor. Leading on there is access into a kitchen/diner, with worktop having inset sink and drainer, cupboards and drawers beneath, recess with space and plumbing for a washing machine, further worktop with cupboards and drawers under and space for free standing electric cooker, extractor and light over, matching wall cupboards, uPVC sealed unit double glazed window and ample space for a dining table. An opening from the kitchen leads into a rear lobby, having a partially glazed uPVC door to garden, under stair storage cupboard with space for upright fridge freezer and door leading into a bathroom. The bathroom comprises panelled bath with shower over and folding shower screen, low level W/C, pedestal wash basin and uPVC sealed unit double glazed window.







The Property (cont'd)

A stair case rises to the first floor and landing with built in over stairs storage cupboard and a door leading to the main bedroom with two uPVC sealed unit double glazed windows and plenty of space for bedroom furniture, the second double bedroom has a fitted cupboard and uPVC sealed unit double glazed window, bedroom three is a single bedroom and has a uPVC sealed unit double glazed side 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 9QR

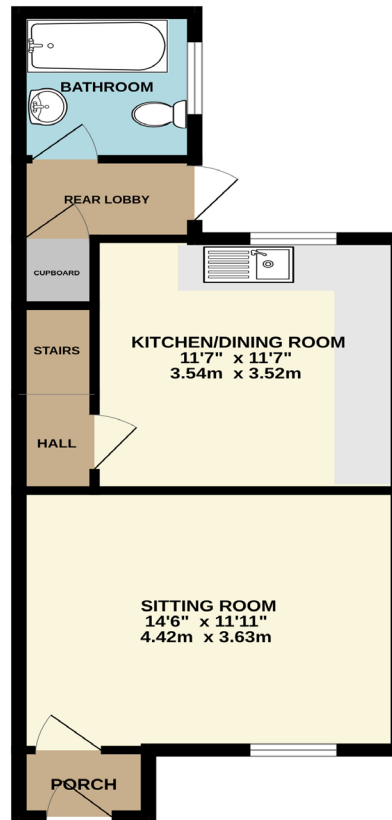
EPC Rating: D

Guide Price : £160,000

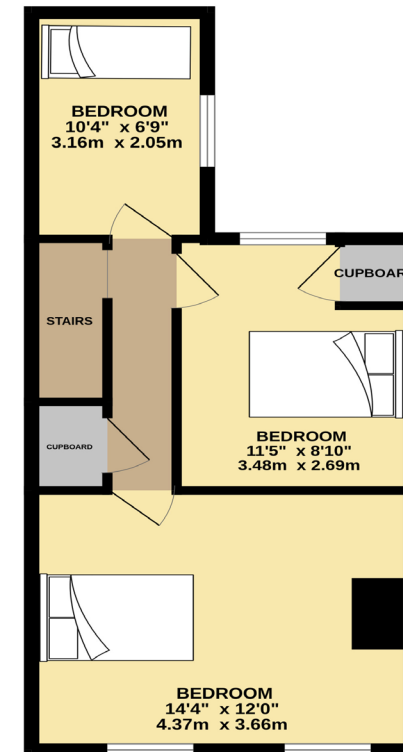
Tenure: Freehold

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
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



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