



*Alexandra Road  
Beccles, Suffolk*



*A well presented and decorated mid terraced house in Beccles and being offered with the benefit on no onward chain. The property offers well proportioned living accommodation including a separate sitting room, dining room, extended kitchen, ground floor bathroom, three first floor bedrooms and attic room/ bedroom four. The property is heated by gas central heating and uPVC sealed unit double glazing. Outside there is a fully enclosed rear garden with a timber shed and on street parking to the front.*

**Property Features:**

- Three Bedrooms
- Fourth Bedroom / Attic Room
- Sitting Room
- Dining Room
- Kitchen
- Ground Floor Bathroom
- Enclosed Rear Garden
- On-Street Parking
- Gas Central Heating
- No Onward Chain



**The Property:**

As you enter the property you are welcomed by the sitting room which has a uPVC window to the front and a feature fireplace with painted surround and mantle and door leads through a small lobby with staircase rising to the first floor into the dining room with laminate flooring, uPVC French style doors to garden, feature fireplace, under stair recess and half glazed wooden double door lead into a spacious galley style kitchen which has a range of worktops with cupboards and drawers under, recess with space and plumbing for washing machine, further worktop with inset ceramic hob with open/grill under, extractor and light over, further cupboards and drawers, tiled splashbacks, two uPVC sealed unit double glazed window and fully tiled floor. From the kitchen an opening leads through into a rear lobby with built in storage cupboard and rear entrance door. The bathroom can be found to the rear of the property and comprises shower bath with shower over and glass shower screen, low level W/C, pedestal washbasin, opaque uPVC sealed unit double glazed window and fully tiled floor and walls. From the lobby the staircase rises to the first floor and central landing, the master bedroom can be found to the front of the property and has ample space for bedroom furniture, two uPVC sealed unit double glazed front windows and fitted double wardrobe. The second bedroom leads off the landing and has a uPVC sealed unit double glazed window over looking the rear garden, a fitted wardrobe with sliding doors and a door leading into the third bedroom which again has a sealed unit double glazed window. From the second bedroom a door conceals a staircase which leads to an attic room/fourth bedroom and has restricted head height and a Velux sealed unit double glazed window.











**External**

Outside to the front there is a brick wall with wrought iron gate which leads onto a brick weave path which leads to front entrance. To the rear is a fully enclosed easy to maintain garden with brick path leading to a brick weave patio and there is a timber shed.

**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. The bus station is conveniently situated immediately opposite the property. Beccles also has easy access to local independent shops, restaurants and public houses. countryside walks.



## Additional Information:

**Local Authority :** East Suffolk

**Council Tax Band:** B

**Services:** Oil fired for domestic hot water and central heating, electricity and water connected. Mains sewer.

**Viewings:** By Appointment Only

**Post Code:** NR4 9UD

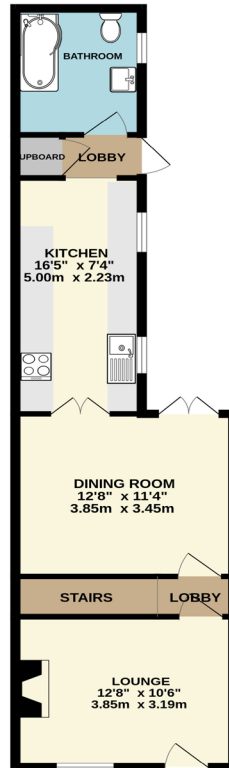
**EPC Rating:** Ordered

**Guide Price :** £180,000

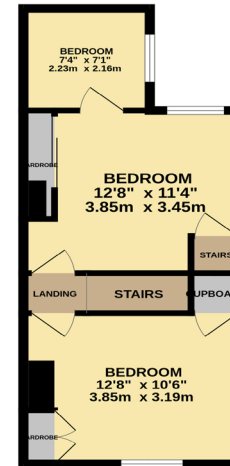
**Tenure:** Freehold

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.

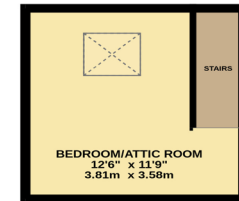
GROUND FLOOR  
511 sq. ft. (47.4 sq.m.) approx.



1ST FLOOR  
355 sq. ft. (32.9 sq.m.) approx.



2ND FLOOR  
168 sq. ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (95.9 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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