



*Fair Close,
Beccles, Suffolk*

Templewicks are delighted to offer for sale this terraced home, perfectly situated within walking distance of the town centre of Beccles where an array of shops, cafés, restaurants, and the picturesque River Waveney can be enjoyed. This property presents an ideal opportunity for first-time buyers or investors, offering convenience in a sought-after location. The property benefits from uPVC sealed unit double glazing and gas-fired radiator central heating. It is being offered with no onward chain.

The Property

- Two Bedrooms To First Floor
- Sitting Room
- Separate Dining Room
- Fitted Kitchen
- Ground Floor Bathroom With Shower Over Bath
- Enclosed Rear Courtyard Garden
- On Street Parking
- Permit Parking Available For £30.00 P.A
- No Onward Chain



The Property:

On entering the property you immediately walk into the sitting room, that flows to the separate dining room. The dining room provides ample space for a dining table and chairs. The dining room is conveniently situated next to the fitted kitchen and this has been thoughtfully arranged and includes worktops with inset sink and drainer, space and plumbing for washing machine, recess for under counter fridge and freezer, a electric freestanding cooker, additional worktops with cupboards beneath and wall mounted storage cupboards. A door from the kitchen leads directly to the rear courtyard garden. The ground floor bathroom benefits from having a white suite including a panelled bath with shower over, glass shower screen, low level WC and pedestal hand basin. Upstairs the staircase rises to a central landing providing access to two double bedrooms.





External

Outside to the front the property is approached via a paved path and walled front garden. Parking is available on the street via a permit. To the rear is a fully enclosed garden with rear access gate and paved patio which has ample space for garden furniture.

Location

Beccles Market Town, also 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 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 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 distance, where there are some delightful walks by the river, and the option to hire a canoe or kayak. Beccles is also less than thirteen miles from the popular seaside town of Southwold, less than 15 miles from Walberswick and around 18 miles of the cathedral City of Norwich.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: B

Services: Gas fired boiler for hot water and central heating, electricity connected, water supply and sewage.

Viewings: By Appointment Only

Post Code: NR34 9QT

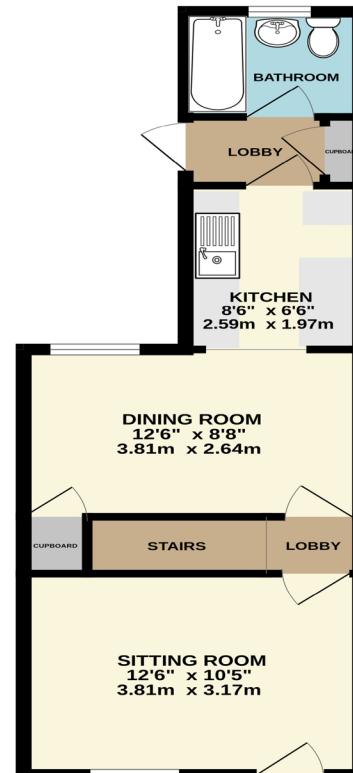
EPC Rating: C

Tenure: Freehold

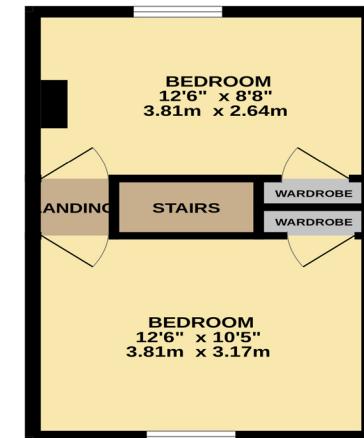
Guide Price : £165,000

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
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA - 661 sq. ft. (61.4 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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