



*Waveney Residential Park
Pound Road, Beccles*

A fully residential, exceptionally well-maintained park home located on the sought-after Waveney Residential Park, within easy walking distance of Beccles Quay, the River Waveney, and the town centre. The property is offered with no onward chain.

This attractive home, exclusively for residents aged 50 and over, provides spacious and well-presented accommodation throughout, including a generous lounge/ diner, a modern fitted kitchen, two double bedrooms, an en-suite shower room, and a separate shower room.

Features

Two Double Bedrooms
Lounge / Diner With Air Conditioning
Modern Fitted Kitchen
En-Suite Shower Room
Separate Shower Room
Off Road Parking Space
Detached Single Garage
Enclosed Garden



The Property:

Upon entering the property, you are welcomed by the entrance hall, which includes two storage cupboards. A door to the left leads into a light and airy lounge/ diner featuring three uPVC sealed-unit double-glazed windows. The lounge and dining furniture are included.

The fully fitted kitchen offers a good range of base and wall units alongside integrated appliances, including a washing machine, fridge freezer, dishwasher, fitted hob, and high-level oven/grill.

Leading off the hall are two fully fitted double bedrooms. The master bedroom benefits from an electric bed, fitted drawer units, a walk-in wardrobe with hanging rails and shelving, and an en-suite shower room comprising a corner shower cubicle, low-level WC, and wash basin. The second bedroom also includes fitted wardrobes and a double bed.

An additional shower room provides a double shower, low-level WC, and wash basin.



**External**

Outside, the property offers an off-road parking space leading to a detached single garage. A side gate opens into a fully enclosed, low-maintenance paved rear garden with ample space for outdoor furniture.

Other Information

The pitch fee is £212.73 per month and includes an Ofgem charge £3.39 and Security gates/CCTV £7.75

The property cannot be let as a holiday home-it is a full time residential park only.

Pets are permitted (please request further detail).

There is no lease as it is a park home as is covered under the mobile Homes Act 1983.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: A

Services: The water and electricity are billed separately by the park owner gas are paid directly to British Gas by the home owner.

Viewings: By Appointment Only

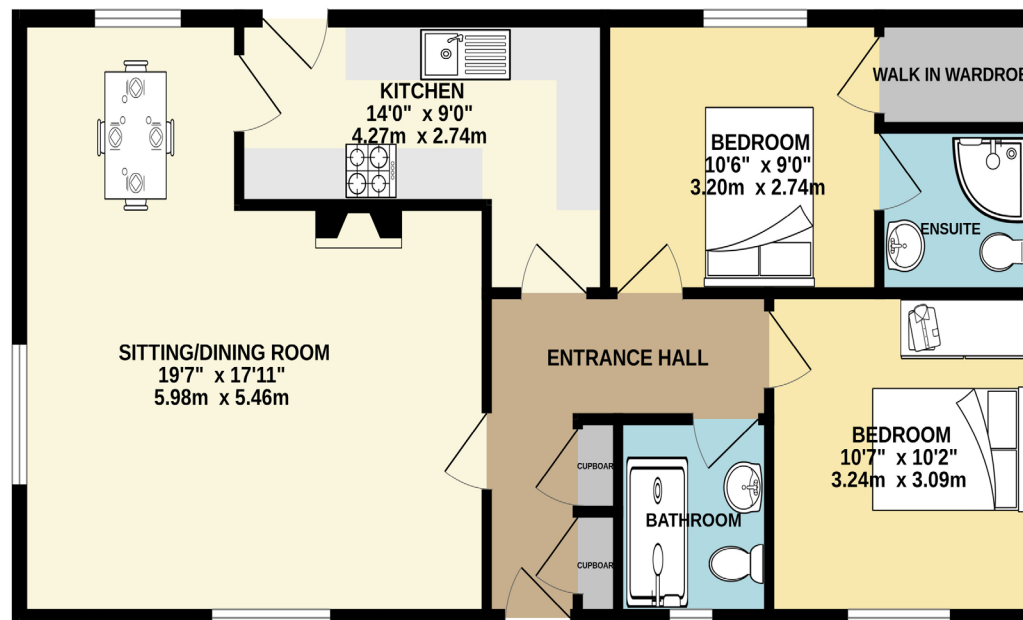
Post Code: NR34 9BJ

EPC Rating: Not Applicable

Guide Price : £225,000

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
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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