

FREEHOLD

House - Terraced

TOWER HILL BECCLES SUFFOLK NR34 9YN

Offers In Excess Of
£170,000

FEATURES

- NO CHAIN
- Three Bedrooms
- Wc
- Enclosed Rear Garden
- Hall Entrance
- Kitchen/Dining
- Bathroom
- Call To View



3 Bedroom House - Terraced located in Beccles

Welcome to Tower Hill, Beccles, this mid-terraced family home offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a spacious hall that leads to a cosy sitting room, ideal for relaxation and family gatherings. The heart of the home is undoubtedly the generous kitchen/breakfast/dining room, which boasts stylish kickboard lighting that enhances the modern feel of the space. This room is perfect for enjoying family meals and entertaining guests.

The first floor features three well-proportioned bedrooms, providing ample space for family living. A family bathroom completes this level, ensuring that all your needs are met.

Outside, the property benefits from a front lawned garden, while the rear garden is enclosed, offering a private space for outdoor activities and relaxation.

Beccles is known for its good local amenities, making daily life convenient and enjoyable. The property is also within easy reach of its own railway station, providing excellent transport links to further destinations. With good road access, this home is ideally situated for those looking to explore the surrounding areas.

This property truly deserves a place on your viewing list, as it combines a lovely home with a fantastic location and no chain. Don't miss the opportunity to make this house your new family home.

Entrance Hall

Sealed unit double glazed door to the front, cupboard, stairs to the first floor, doors to sitting room and the kitchen/breakfast/dining room and wc. Sealed unit double glazed door out to the rear garden.

Sitting Room

11'7 x 12'9

Sealed unit double glazed window to the front.

Wc

Sealed unit double glazed window to the rear, wc and wash hand basin.

Kitchen/Breakfast/Dining

11'9 x 13'4

Sealed unit double glazed window to the rear, range of units with under kickboard lighting. Sink unit, integrated appliances to include, hob, oven, extractor fan and fridge/freezer with space for further appliances.

Landing

Door to cupboard, doors to all bedrooms and the family bathroom.

Principal Bedroom

10'1 x 12'7

Sealed unit double glazed window to the front.

Bedroom Two

10'4 x 13'9

Sealed unit double glazed window to the rear.

Bathroom

Sealed unit double glazed window to the rear, corner bath with electric shower over, wc and wash hand basin. Aqua boarding to walls.

Outside

To the front of the property there is a lawned garden with path to entrance door. Gated garden to the rear. Mainly patio, artificial grass area to the corner with shed to remain.

Agents Note

Please note the heating is gas warm air currently not working.



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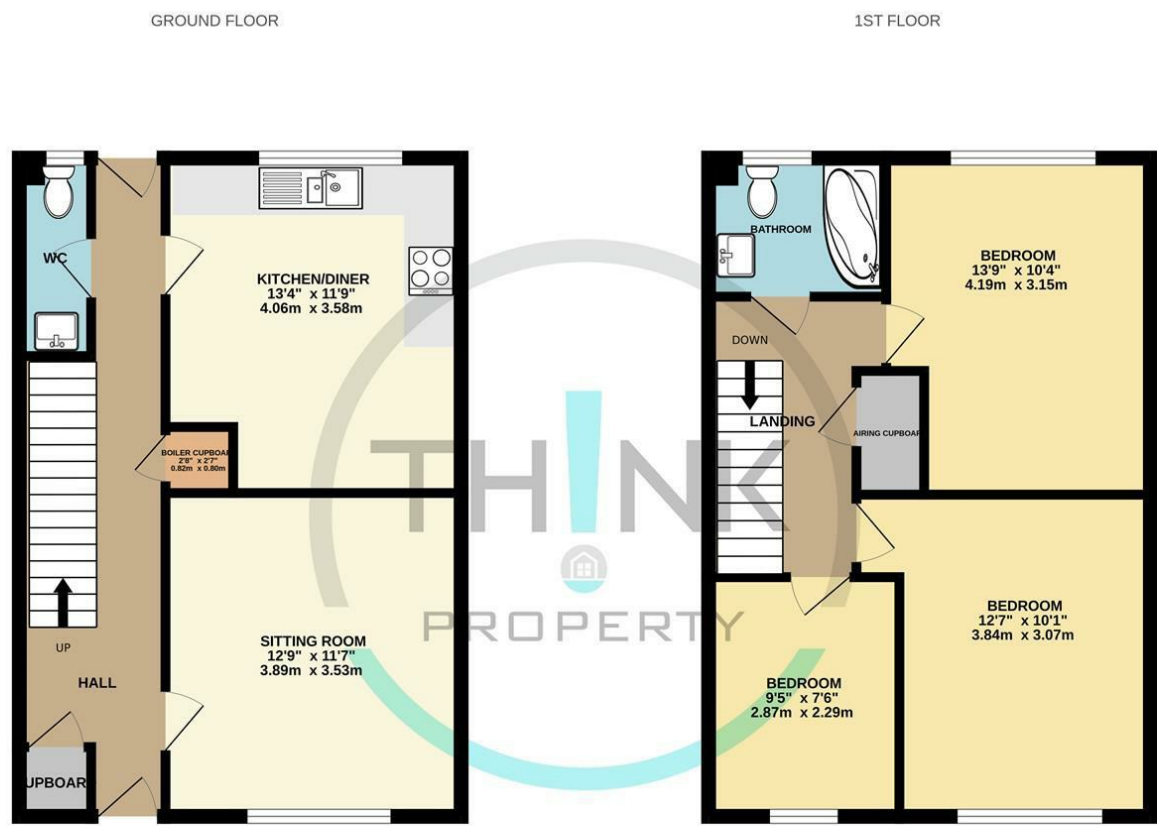
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Council Tax Band
A



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: 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 recheck the measurements.

