



  
**YOUR MOVE**  
— Oliver James —

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Queens Road, Beccles, Suffolk

Guide £175,000

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## LOCATION

Beccles town is made up of small market squares and winding streets nestled by the River Waveney with fantastic views of the Southern Broads. The town centre provides a blend of quirky, independent shops, restaurants, cafes and other services that make it a highly desirable place to live. There are a host of community events, festivals and entertainment held throughout the year. Beccles offers a wealth of diversity, combining history with modern-day culture.

## MAIN ACCOMMODATION

### ENTRANCE HALL

Hard wood door to side with period door furniture, wood flooring, stairs to first floor.

### SITTING ROOM

Fireplace with work fire (currently boarded over), fitted carpet, radiator, two uPVC windows to front.

### DINING ROOM

Fireplace with inset wood burner and tiled hearth, wood flooring, under stairs cupboard, uPVC window to rear, radiator, opens to:

### KITCHEN

Kitchen is fitted with a range of wall mounted and base units with rolled edge laminate work surface over. Inset sink with drainer and hose mixer tap. Space for cooker with extractor over, fridge-freezer, washing machine and dishwasher. Tiled flooring, tiled back splash, uPVC window to side, external door to rear garden, inset ceiling spotlights.

### FIRST FLOOR LANDING

Stairs from ground floor, fitted carpet.

### DOUBLE BEDROOM

Fitted carpet, radiator, two uPVC windows to front, recess storage cupboard.

### DOUBLE BEDROOM

Fitted carpet, radiator, uPVC window to rear, recess storage cupboard.

### BATHROOM

Three piece white suite comprising low level WC, pedestal wash hand basin and p-shaped panel bath with shower attachment and glass shower screen. Vinyl flooring, heated towel rail, tiled back splash, uPVC window to rear.

### OUTSIDE & GARDENS

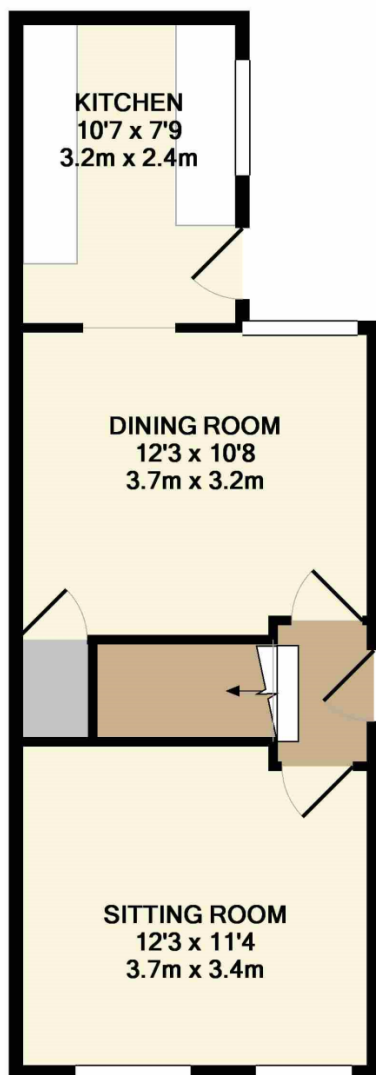
Located directly to the rear of the kitchen and accessed from the outside; a small utility area houses plumbing for a washing machine and tumble dryer. The enclosed rear garden is primarily laid to lawn with pedestrian rear access and a timber shed for additional storage.

### FLOORPLAN

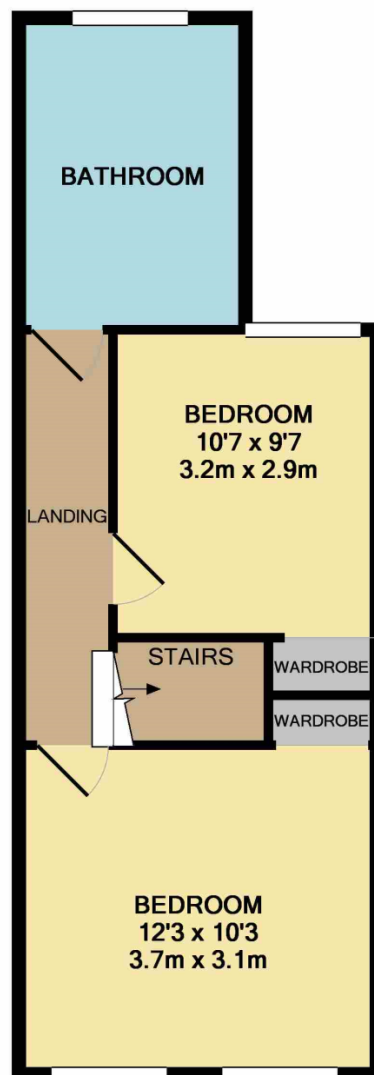
DIMENSIONS







GROUND FLOOR  
APPROX. FLOOR  
AREA 394 SQ.FT.  
(36.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 394 SQ.FT.  
(36.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 788 SQ.FT. (73.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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\*Source: Hitwise Nov 2011.

\*\*Calls may be recorded and/or monitored for training and/or security purposes.



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