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London Road,
Beccles, Suffolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

We are pleased to offer for sale this charming three-bedroom end-terraced Victorian property. This home features an open-plan sitting/dining room, kitchen, ground floor bathroom, off-road parking and a rear garden. Located just a short walk from Beccles town centre, this property is ideal for first-time buyers or as an investment.

Accommodation comprises briefly:

- Open Plan Sitting/Dining Room
- Kitchen
- Ground Floor Bathroom
- Three Bedrooms
- Rear Garden
- Off Road Parking



Property

Upon entering the property, you step into a spacious reception room, where the natural light fills the room from a large sash window at the front. The room's focal point is a fireplace with a tiled hearth and electric log burner stove, situated to the right. The dining area, with ample space for a table and chairs, features wooden flooring, a window to the rear aspect and stairs leading to the first floor. This room leads us into the fully fitted kitchen featuring matching wall and base units with contrasting work surfaces, a 1 ½ bowl single drainer stainless steel sink unit, electric hob and oven. There is space for a fridge/freezer and plumbing for a washing machine. A doorway leads us into the inner lobby which features a convenient storage cupboard. A door leads to the rear garden and another into the ground floor bathroom which comprises a bath with shower over, hand wash basin and W/C. On the first floor we find the three bedrooms; the master double bedroom with a cast iron fireplace to the front aspect, a second double to the side and a single to the rear.



Outside

The property boasts a concrete driveway at the front, offering convenient off-street parking for two cars. Side access leads to the rear garden, which is primarily laid to lawn and bordered by shrubs and flowers. An archway connects this area to a further section, where a wooden shed is located.

Location

The property is located in the town of Beccles, approximately ten minutes' walk to the shops. Beccles is a busy market town with many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages around. The town is located on the Waveney River which is a gateway to the Broads network. The train station runs a link to London Liverpool Street via Ipswich, and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Gas central heating and hot water. Mains electricity, water and drainage.

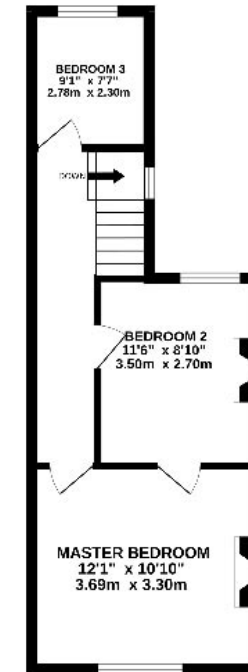
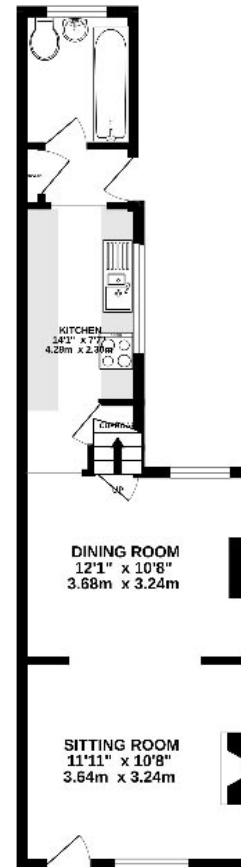
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Vacant possession of the freehold will be given upon completion.

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

GROUND FLOOR
393 sq. ft. (30.6 sq.m.) approx.

1ST FLOOR
324 sq.ft. (30 ± sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 sq.m.) approx

While every attempt has been made to ensure the accuracy of the description contained herein, the accuracy of dates, numbers, names and any other items is approximate and no responsibility is taken for any error, omission or mis-statement. This is not to be taken as a guarantee or a warranty of the model and needs by any prospective purchaser. The sketches, systems and appliances shown have not been tested and no guarantee is made for the accuracy or efficiency of the same.

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