

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, offroad 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.

#### Services

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

**Energy Rating: TBC** 

# **Local Authority:**

Waveney District Council

Tax Band: B

Postcode: NR34 9YT

What3Words: ///culminate.harps.crucially

#### **Tenure**

Vacant possession of the freehold will be given upon completion.

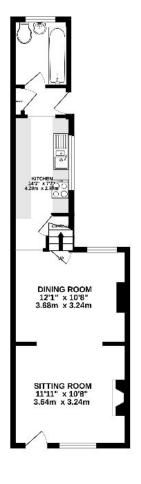
## Agents' Note

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.

Guide Price: £230,000

GROUND FLOOR 393 sq. , (35.6 sq.m.) approx.







TOTAL FLOOR AREA: 707 so.ft. (65.7 so.m.) approx. Or bit every altering these been made to ensure the accuracy of the filters benieved here, measurement of discey, windows, so in such surplines some control or dispersion of the expensibility is taken for day entrol presentations and in respectively in the control of the control or say entrol or dispersion of the control or say of the dispersion of the control or say of the control or says the control or says of the control o prospective purchaser. The strekes systems and applicance in your enterpolate the loser services systems and applicance show in trace not seen destinating about the inspectating or efficiency can be given.

# To arrange a viewing, please call 01986 888160

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.