

£230,000  
Offers In Excess Of



## The Street

Beccles, NR34 0LA

- Ideal first time buyer home
- CHAIN FREE
- 3 Bedrooms + an attic room
- Popular Gillingham location
- Shared driveway
- A rare, exciting addition of a POD Cabin
- Separate sitting room and dining room
- Set across 3 floors
- Front and rear gardens
- Close to local amenities





### Location

This 3 bedroom end terrace is situated in the heart of Gillingham, a village which sits on the outskirts of Beccles, Suffolk, which lies along the banks of the River Waveney. The town centre is a blend of independent shops and eateries, surrounding the stunning St. Michael's Church, which holds a rich history. Convenient transport links are available, providing routes directly into the city of Norwich, as well as seaside towns, such as Lowestoft. Nearby, you'll find the Norfolk & Suffolk Broads, lined with many beautiful towns and villages.

### Sitting Room

3.51m x 3.04m

UPVC double glazed window and entrance door to the front aspect, carpet flooring throughout, radiator and door opening to stairs leading to first floor landing and dining room.



### Dining Room

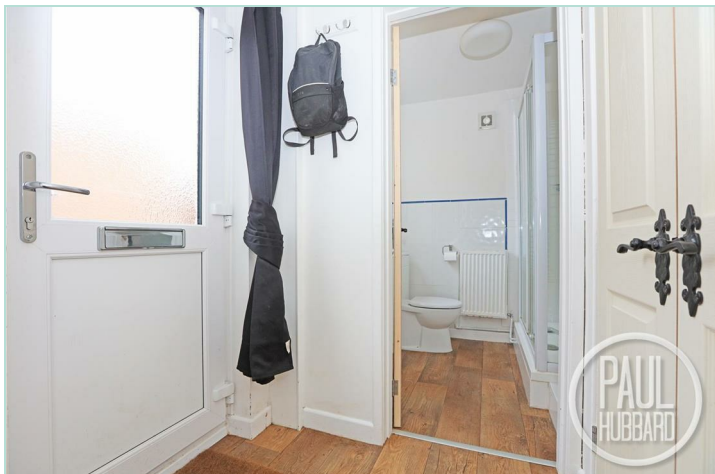
3.51m x 3.33m

UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator, exposed brick feature fireplace, door opening to under stairs storage cupboard and an opening to the kitchen.

### Kitchen

2.46m x 1.98m

UPVC double glazed windows to the side aspect, vinyl flooring throughout, radiator, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, ceramic hob, space for appliances including a washing machine and fridge, opening to the rear lobby.



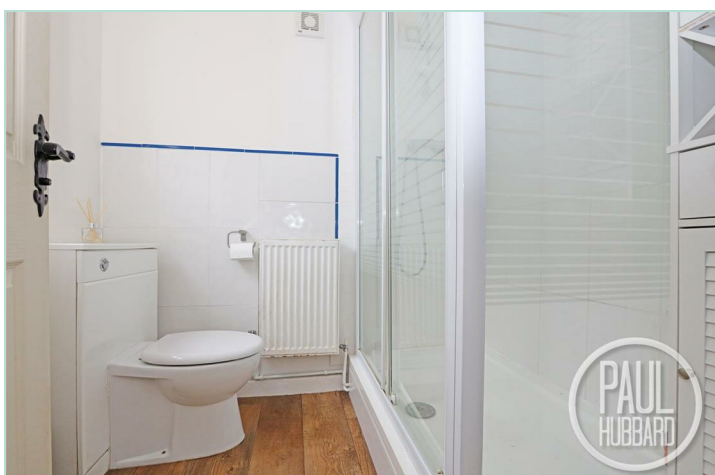
### Lobby

UPVC double glazed door to the side aspect, vinyl flooring throughout and doors opening to the bathroom and cupboard housing the water tank.

### Bathroom

1.98m x 1.68m

UPVC double glazed window to the side aspect, vinyl flooring throughout, tile walls, radiator, heated towel rail, vanity unit with inset hand wash basin, toilet with hidden cistern and a mains fed shower enclosed within a glass cubicle.



### First Floor Landing

Carpet flooring throughout and doors opening to bedrooms 1 and 2.



### Bedroom 1

3.58m x 3.04m

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator and stairs leading to the attic room.

### Bedroom 2

3.58m x 3.35m

UPVC double glazed window to the rear aspect, laminate flooring throughout, radiator and a door opening to bedroom 3.

### Bedroom 3

2.00m x 2.51m

UPVC double glazed window to the rear aspect, engineered wood flooring throughout and a radiator.



### Attic Room

3.31m x 3.08m

UPVC double glazed window to the side aspect, carpet flooring throughout and a radiator.

### Outside

POD 5.9m x 3.2m

A stunning wooden cabin offering the potential for separate annex living comprising of an open plan lounge, bed and kitchen area and door opening to a separate shower room. In order to be transformed into a fully functional POD electrics and plumbing will need to be connected, however there are external power points surrounding the cabin.



To the front of the property a pebbled garden with shrub surround and shared driveway which provides access to the main entrance doors and the rear garden.

To the rear of the property a raised laid lawn garden with patio pathway to a patio seating area and concrete pad which houses the POD.

### Agent Note

- There is no gas at the property, heating is powered by electric.
- The neighbouring property's have vehicular access across the driveway.

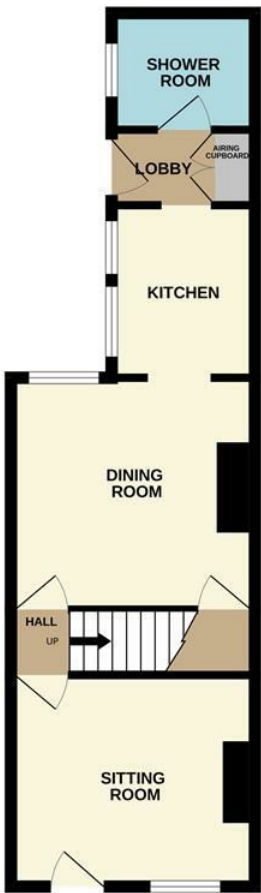
### Financial Services

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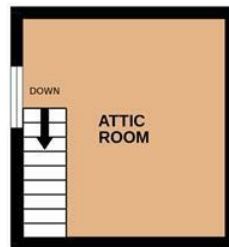
GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



2ND FLOOR  
110 sq.ft. (10.2 sq.m.) approx.



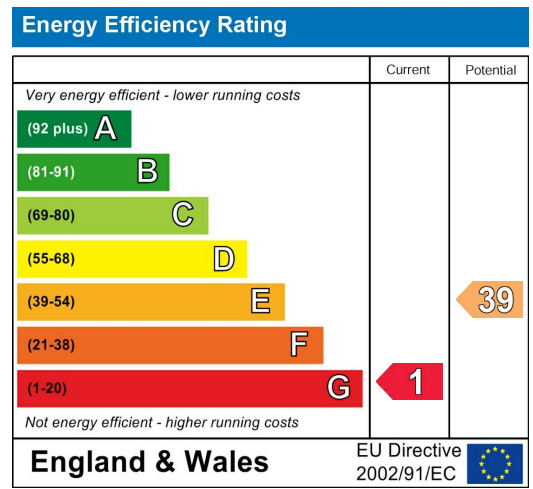
POD  
170 sq.ft. (15.8 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.2 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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Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: G  
 Local Authority: East Suffolk Council



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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