

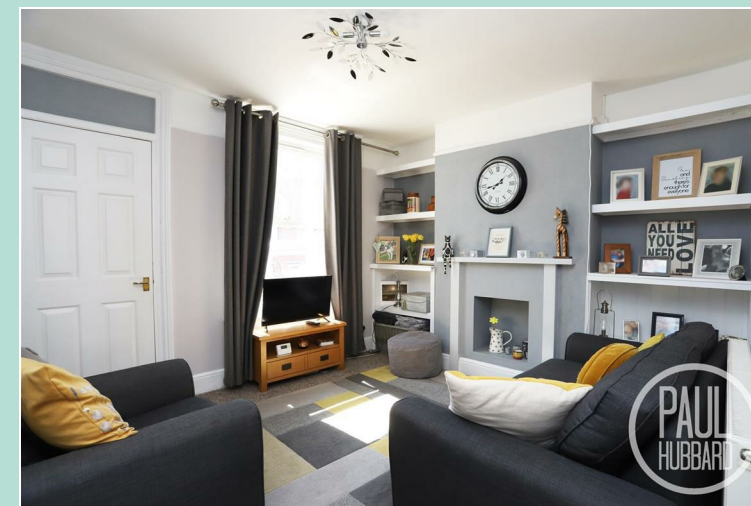
Tenure: Freehold
Council Tax Band: B
EPC Rating: D
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£210,000
Asking Price



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. Made with Metropix ©2025



St. Benedicts Road Beccles, NR34 9DE

- Charming mid-terrace home
- Well presented throughout
- Walking distance to Beccles centre
- Three bedrooms
- Fully enclosed rear garden
- Gas central heating with combi boiler
- Porch entrance
- Modern kitchen & bathroom
- UPVC double glazing throughout
- Close to local walking routes along the quay & river

**PAUL
HUBBARD**

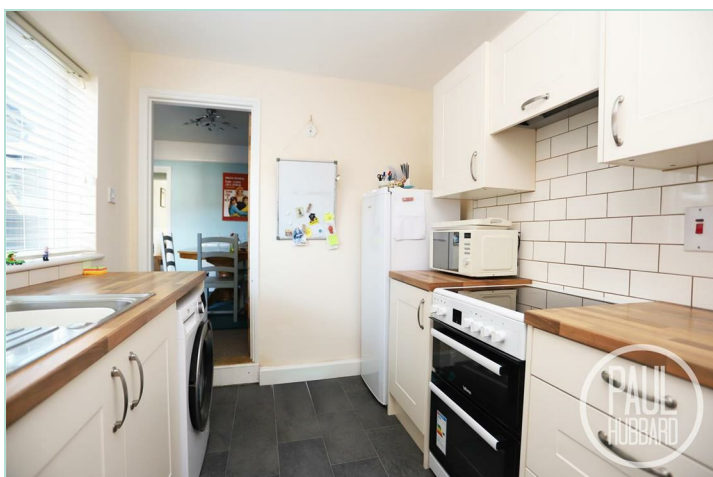
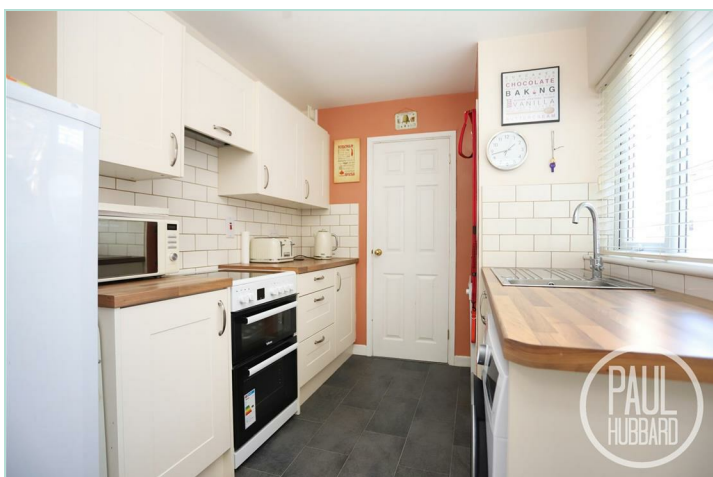
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Location

This home is situated in the picturesque town of Beccles. Beccles is nestled in the heart of Suffolk and 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, making it a perfect place to call home.

Porch Entrance

UPVC entrance door to the front aspect, vinyl flooring, UPVC double glazed windows to the front & side and a door opens into the sitting room.

Sitting Room

Fitted carpet, UPVC double glazed window to the front aspect, radiator, recessed fireplace and a door opening to the stairs and then through to the dining room.

Dining Room

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, built-in storage cupboard and a door opening to the kitchen.

Kitchen

A small step down to the kitchen featuring, vinyl flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, gas combi boiler, spaces for a fridge-freezer, washing machine, oven & dishwasher and a door opens into the rear lobby.

Rear Lobby

Vinyl flooring, space for a fridge freezer and doors open to the bathroom & out to the exterior.

Bathroom

Vinyl flooring, UPVC double glazed obscure window to the side aspect, tiled walls, heated towel rail, extractor fan, toilet, pedestal wash basin with a mixer tap, a panelled bath with a mixer tap and a mains-fed shower set above with both hand-held & rainfall heads.

Stairs leading to the First Floor Landing

Fitted carpet and doors opening to bedrooms 1 & 2.

Bedroom 1

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in storage cupboard.

Bedroom 2

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, built-in storage cupboard and a door opens into bedroom 3.

Bedroom 3

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

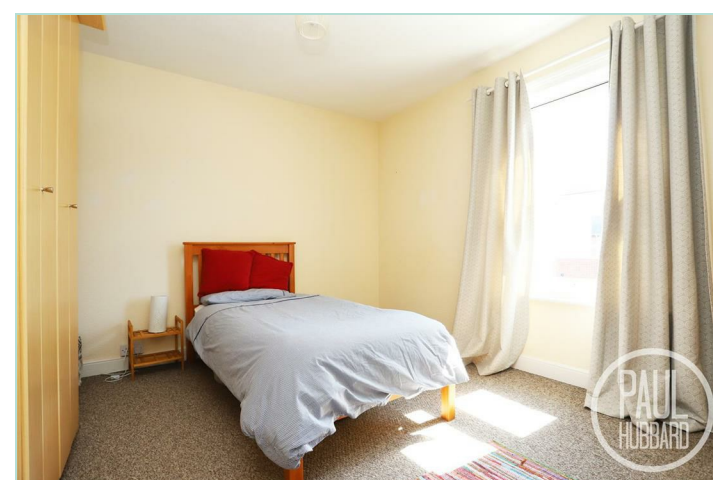
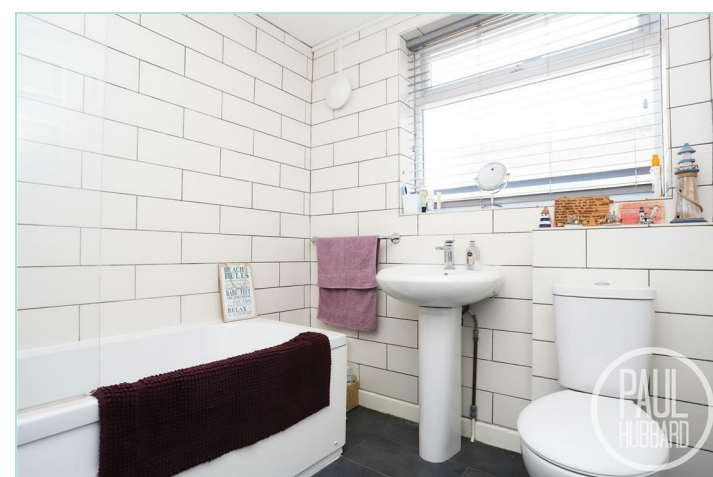
Outside

The property boasts a smartly maintained, low-maintenance shingled front garden, complemented by a central pathway leading to the main entrance, creating an inviting first impression.

To the rear, a private and fully enclosed courtyard-style garden offers a peaceful outdoor space, featuring a combination of patio and shingled areas—ideal for al fresco dining or relaxing. Gated access to the rear adds convenience and practicality.

Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations



on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

