



*Providence Place,  
Beccles, Suffolk*

*This mid terraced house is situated in the heart of the market town of Beccles and would make an ideal first time buy. The location gives easy access to all that Beccles Town has to offer including shops, public houses, restaurants, walks, local schools and public transport. The property itself offers spacious living accommodation and includes porch entrance, sitting room, fitted kitchen and separate utility room / cloakroom to the ground floor. To the first floor there are two double bedrooms and a family bathroom. The property also has an enclosed rear garden and a front garden with potential to create off road parking. A great opportunity to enjoy town living and make this property your own.*

#### *Property Features*

- *Two Double Bedrooms*
- *Spacious Sitting Room*
- *Fitted Kitchen / Separate Utility & Cloakroom*
- *First Floor Family Bathroom*
- *Enclosed Rear Garden*
- *Gas Central Heating*
- *Ideal First Time Buy / Permit Parking £30 P.A*
- *Town Centre Location*



#### **The Property:**

As you enter the property via the porch, you are welcomed straight into the main sitting room that offers ample space to be used as a sitting room with an area dedicated to dining. This room includes, wooden framed double glazed leaded style window to the front aspect, carpet, radiator, brick built feature fireplace and a door then leads into the fitted kitchen. The kitchen comprises a range of wall and base units, worksurface, inset stainless steel sink & drainer, space and plumbing for dishwasher, space for freestanding electric cooker, built in extractor over, ceiling mounted inset spotlights and vinyl floor covering. An archway leads to the ground floor utility room with uPVC double glazed window with garden views, space and plumbing for washing machine, radiator, vinyl floor covering, space for fridge freezer and tumble dryer. There is also a w/c and hand basin. To the first floor there are two double bedrooms both are carpeted, each with a radiator, the rear bedroom has uPVC double glazed window and the front bedroom has a wooden framed double glazed window leaded style. Finally to the first floor rear of the property there is the family bathroom with Velux window, white suite comprising 'P' Shaped panelled bath with shower over, W/C pedestal wash basin. There is a built in storage cupboard and shelves.







### **External**

Outside to the front there is a brick wall with wrought iron gate which leads onto a brick weave path which leads to front entrance. To the rear is a fully enclosed easy to maintain garden with brick path leading to a brick weave patio and there is a timber shed.

### **Location**

The bustling Market Town of Beccles, also known as the 'Gateway to the broads' benefits from having its own Train Station (East Suffolk Line) with links to Ipswich and onto London Liverpool Street, and more local locations such as Brampton and Oulton Broad. Beccles has a bus station located centrally with regular services to the City of Norwich, the seaside towns of Great Yarmouth and Gorleston, as well as Lowestoft, Pakefield and many other villages in between. The bus station is conveniently situated immediately opposite the property. Beccles also has easy access to local independent shops, restaurants and public houses. countryside walks.

### Additional Information:

**Local Authority :** East Suffolk

**Council Tax Band:** A

**Services:** Gas fired boiler for domestic hot water and central heating, electricity and water connected. Mains sewer.

**Viewings:** By Appointment Only

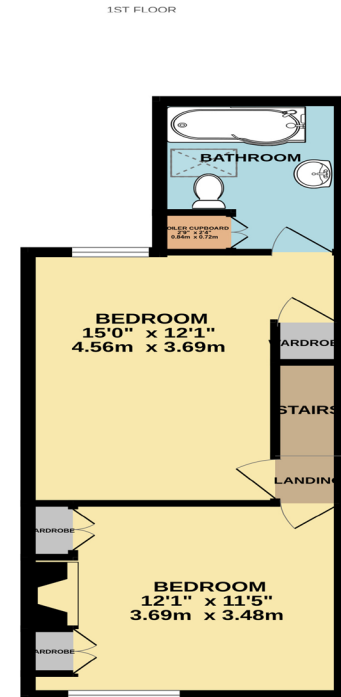
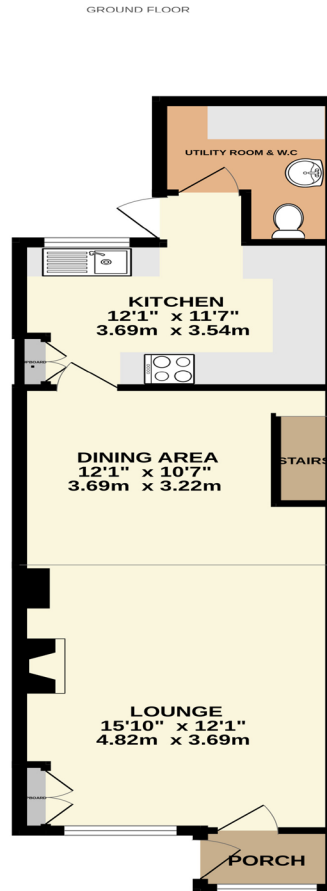
**Post Code:** NR4 9DJ

**EPC Rating:** D

**Guide Price :** £170,000

**Tenure:** Freehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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 re-check measurements.



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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**01502 716 300**  
**templewicks.co.uk**

