



*St Benedicts Road  
Beccles, Suffolk*



*A mid terraced house situated in the convenient location in Beccles and being with walking distance of the town centre and river Waveney. The property benefits from gas fired central heating and well planned living accommodation including a sitting room, dining room, kitchen, two first floor bedrooms both having ensembles and an enclosed rear garden. This property is being offered with no onward chain.*

### Features

- Two First Floor Double Bedrooms
- Ensuite Shower & WC To Front Bedroom
- Family Bathroom Off Rear Bedroom
- Sitting Room
- Separate Dining Room
- Fitted Kitchen
- Enclosed Rear Garden
- uPVC Double Glazing
- Gas Central Heating
- Close To Town Centre
- Chain Free



### The Property:

Entering the property through the front door your welcomed by the sitting room with window to the front and space for furniture. A door leads off the sitting room to a small inner lobby with staircase rising to the first floor and continues through into a dining room with a door leading to a rear porch and in turn to the rear the rear garden, under stairs storage cupboard and space for a dining table. The kitchen can be found to the rear of the property and comprises worktop with inset sink and drainer, cupboards and drawers beneath, recess with space and plumbing for washing machine, space for freestanding electric cooker and fridge/freezer, further worktop with cupboards under and side window.

From the lobby the stair case rises to the first floor and landing with a doors leading to both bedrooms, the master has a fitted over stair wardrobe, rear window, space for bedroom furniture and a door leading into a bathroom with panel bath with shower over, low level W/C, pedestal wash basing and window. The second bedroom can be found to the front of the property and has a window and access to an en-suite shower room which comprises shower cubicle, low level W/C and wash basin.







### **External**

Outside to the front paved path leads to front entrance and to the rear there is a fully enclosed easy to maintain rear garden and a rear access gate.

### **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 hot water and central heating, electricity connected, water connected and mains sewer.

Viewings: By Appointment Only

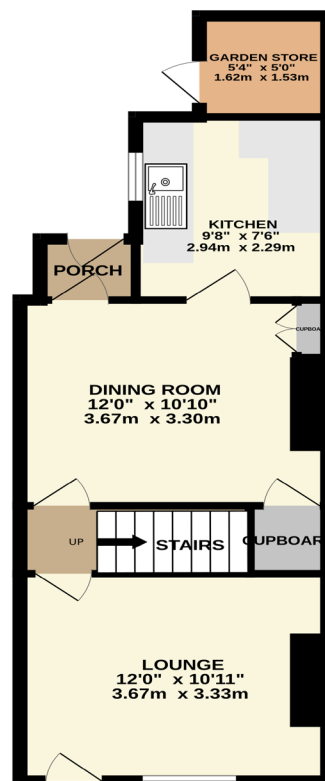
Post Code: NR34 9DE

EPC Rating: D

Guide Price : £175,000

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.

GROUND FLOOR



1ST FLOOR



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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