



*Douglas Place,
Beccles, Suffolk*

A mid-terraced house located in the town centre, within walking distance of a wide array of shops and restaurants. The property benefits from a gas-fired radiator central heating system and offers well-planned living accommodation, including a separate sitting room, dining room, extended modern fitted kitchen, cloakroom, two double bedrooms on the first floor, and a family bathroom.

Outside, there is a fully enclosed courtyard-style garden. The property is offered with no onward chain.

Property Features:

- Mid Terraced House
- Two Double First Floor Bedrooms
- Extended Modern Fitted Kitchen
- Separate Sitting Room & Dining Room
- Ground Floor Shower Room
- First Floor Family Bathroom
- Enclosed Rear Garden
- Enclosed Courtyard Style Rear Garden
- Close To Town Centre
- Chain Free



The Property:

Upon entering through the front door, you are welcomed into an entrance hall with a staircase rising to the first floor and a useful storage cupboard beneath. The sitting room is situated at the front of the property and provides ample space for furnishings. A separate dining room also leads off the hall and offers space for a family dining table, with a window overlooking the rear.

At the end of the hallway, a door leads into a modern fitted kitchen, comprising worktops with an inset sink and drainer, a range of cupboards and drawers beneath, and space and plumbing for a washing machine. There is additional worktop space with cupboards below, along with space for a freestanding electric cooker with extractor hood and light over. The kitchen also features tiled splashbacks, two uPVC double-glazed windows, and a door leading to the rear garden. Leading off the kitchen is a cloakroom fitted with a white suite, including a low-level WC and hand wash basin.

From the hall, the staircase rises to the first-floor landing, where there are two double bedrooms. The main bedroom is located at the front of the property and benefits from two uPVC double-glazed windows, while the second bedroom overlooks the rear. The bathroom comprises a white suite, including a low-level WC, panelled bath with mixer tap and shower attachment over, pedestal wash basin, tiled splashbacks, and a uPVC double-glazed window.







Outside

Outside, to the front, there are steps leading up to the entrance and a small garden area. To the rear is a low-maintenance courtyard-style garden with paved and concrete pathways, along with access to a shared passageway providing access to the rear of the property.

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 location 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: B

Services: Mains gas for hot water and central heating, electricity and water connected mains sewer.

Viewings: By Appointment Only

Post Code: NR34 9DY

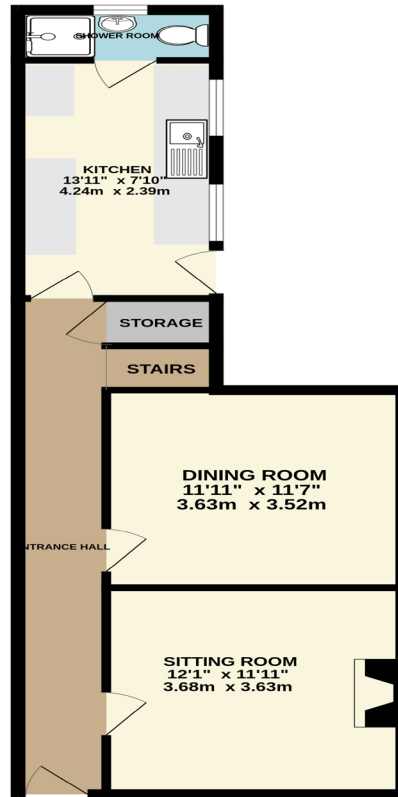
EPC Rating: D

Guide Price : £180,000

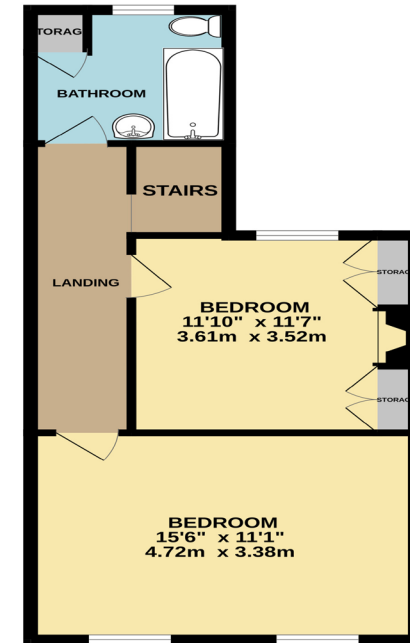
Tenure: Freehold

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.

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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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