



*London Road  
Beccles, Suffolk*

*A well-presented Georgian semi-detached house situated on the outskirts of the town centre, yet within easy walking distance of a wide range of shops and restaurants.*

*The property benefits from gas-fired central heating and offers well-planned, spacious living accommodation. This includes an inviting entrance hall, separate lounge and dining room, cloakroom, and kitchen. To the first floor, there are three bedrooms and a family bathroom with a separate shower.*

*Outside, the property features a fully enclosed front garden and an enclosed, courtyard-style rear garden. The property is offered with no onward chain.*

### **Features**

- Georgian Semi-Detached House
- Hall Entrance
- Separate Lounge & Dining Room
- Fitted Kitchen
- Cloak Room
- Family Bathroom With Separate Shower
- Enclosed Courtyard Style Rear Garden
- Gas Central Heating
- Some Original Features

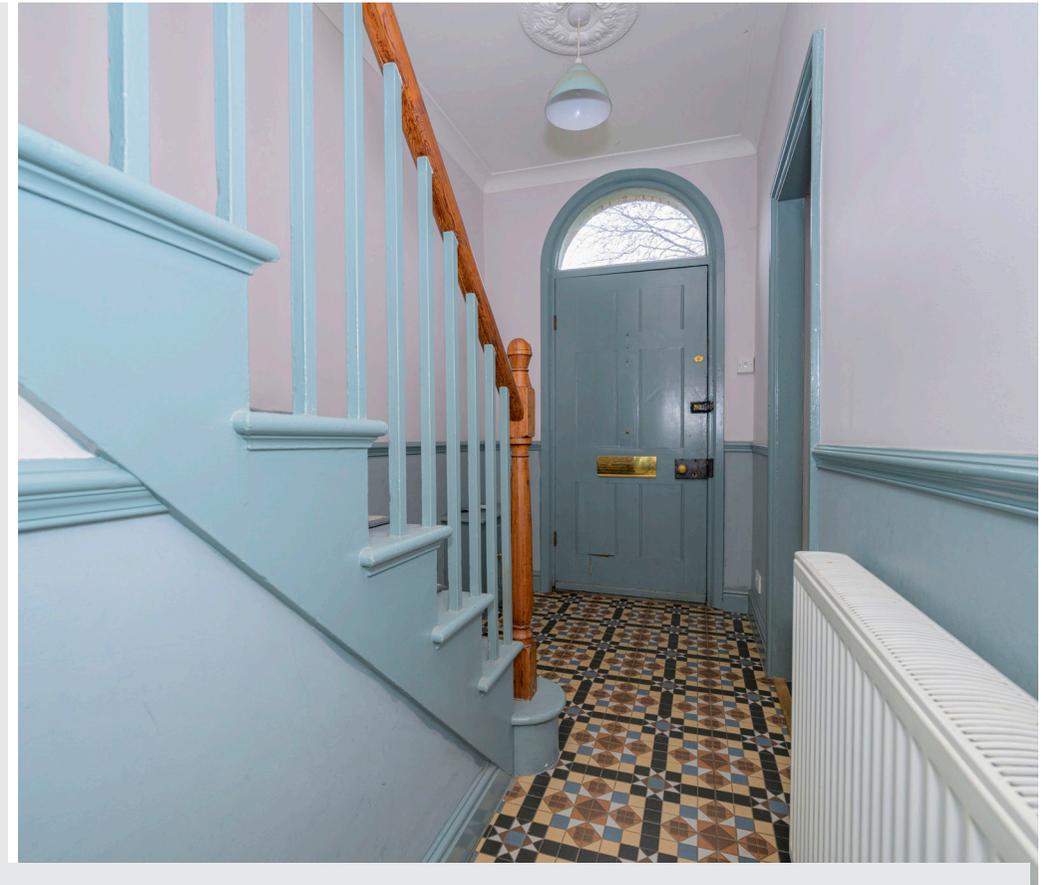
### **The Property:**

Upon entering through the front door, you are welcomed into the entrance hall, which features a patterned tiled floor and a staircase rising to the first floor. There is also a convenient cloakroom with space and plumbing for a washing machine.

Leading off the hall is a separate sitting room with stripped wooden flooring and a feature open fireplace with surround, mantel, and tiled inlay. The dining room, also accessed from the hall, continues the characterful theme with stripped flooring and its own feature open fireplace.

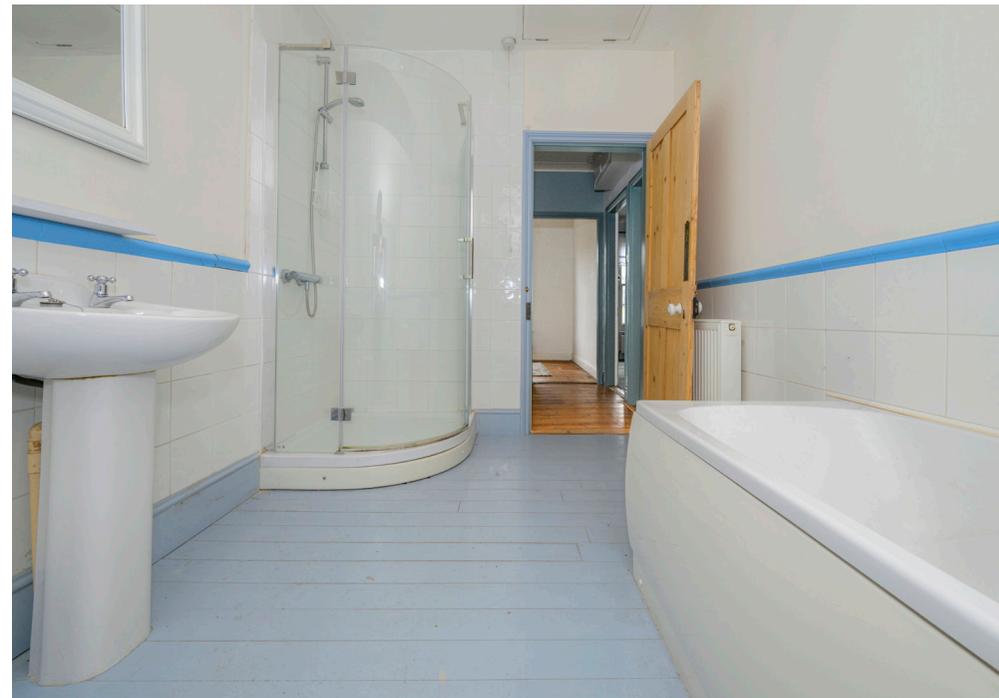
The kitchen is fitted with solid wood worktops and includes an inset butler-style sink with cupboard beneath. There is space for a freestanding fridge cooker, an upright fridge freezer, and additional work surfaces with cupboards and drawers below. A rear entrance door leads out to the garden, and the floor is finished with terracotta tiles.

Stairs from the hall rise to the first-floor landing, where there are doors leading to two double bedrooms and one single bedroom. The family bathroom is fully fitted and comprises a low-level WC, panelled bath, wash basin, and a fully enclosed shower cubicle.









### **Outside**

Externally, a gate to the front leads to a pathway and enclosed garden, which continues to the front entrance. To the rear, there is a fully enclosed, low-maintenance courtyard garden, laid with block paving and offering ample space for outdoor furniture

### **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: B

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

Viewings: By Appointment Only

Post Code: NR34 9NH

EPC Rating: E

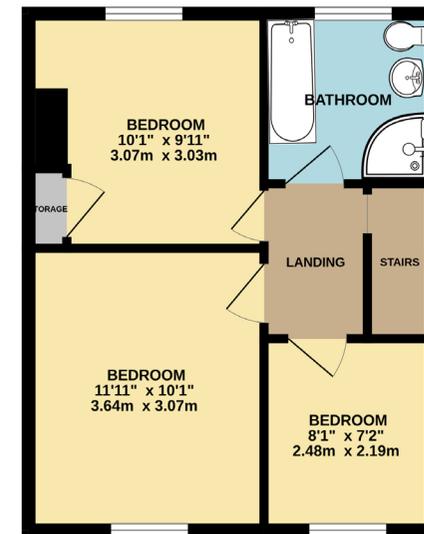
Guide Price : £325,000

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  
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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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