



*Temperance Place,
Beccles*

This charming first-floor apartment in the popular Temperance Place is now available with no onward chain. Perfectly suited for those who value convenience, the property is just a short walk from the town centre while offering a peaceful, secure retreat.

This property offers an excellent opportunity for anyone looking for a well-proportioned, ready-to-move-in home in a highly desirable setting.

Property Features:

- First Floor Apartment
- Two Bedrooms
- Fitted Kitchen
- Bathroom With Walk In Shower
- Sitting Room / Dining Room
- Secure Parking
- Allocated Parking
- Well Maintained Communal Gardens
- Communal Drying Area
- Leasehold -999 Years from 1st August 1992



The Property:

As you enter the property via the porch area there is an area for coats and boots and stairs that lead to the landing giving access to all rooms in the apartment. The sitting room is a bright and spacious area featuring a large bay window that fills the space with natural light and provides lovely views of the communal gardens. The Kitchen is well-equipped with a generous range of base and wall units, offering ample storage and worktop space. It includes dedicated plumbing for a washing machine and room for an upright fridge-freezer. The main bedroom is a comfortable double with plenty of room for furniture. The second bedroom is highly versatile—ideal as a guest room, a quiet home office, or a hobby space. The bathroom includes a functional suite featuring a modern double-sized walk-in shower, comfort-level W/C, and wash basin.





External

Outside, the communal Gardens offer residents the opportunity to enjoy the beautifully maintained green spaces and make use of the shared drying area. The property includes an allocated parking space within a secure area, ensuring hassle-free parking in a prime location.

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 : South Norfolk

Council Tax Band: B

Services: Electric heating and hot water, mains water and mains sewer.

Viewings: By Appointment Only

Post Code: NR34 9TH

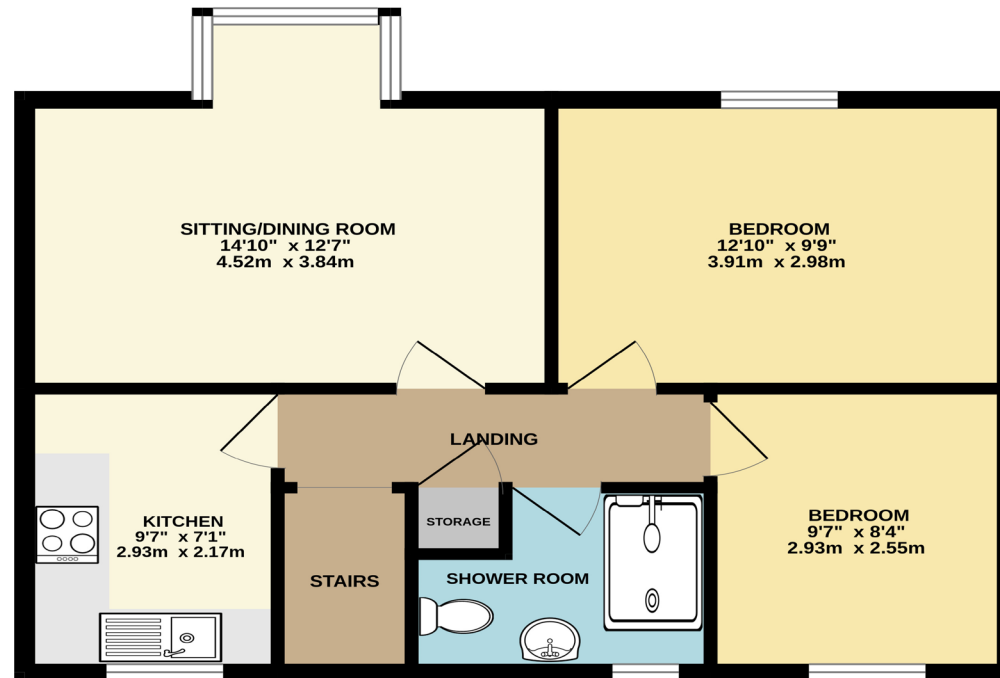
EPC Rating: TBC

Guide Price : £167,500

Tenure: Leasehold

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
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 551 sq.ft (51.2 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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