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FOR SALE

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*Kemps Lane,*  
Beccles, Suffolk

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ESTATE AGENTS

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We are pleased to offer for sale this charming two-bedroom, Victorian terraced property. This delightful home features an open-plan sitting/dining room, kitchen, two bedrooms and first floor bathroom. Outside the generous rear garden enjoys a south westerly aspect. Located just a short walk from Beccles town centre, this property has been let but is ideal for first-time buyers looking to put their own cosmetic stamp on a property or as a rental investment.

**Accommodation comprises briefly:**

- Open Plan Sitting/Dining Room
- Kitchen
- Two Bedrooms
- First Floor Bathroom
- South Westerly Facing Rear Garden



**Property**

This classic two bedroom terrace property is located close to the town centre of Beccles. The property has been well maintained throughout and offers a clean base for a new owner to create a space of their own through some cosmetic redecorating. The sitting/dining room leads from the front door providing a spacious, bright room with a gas coal effect fireplace as the main focal point. A window looks out onto the front aspect of the property and to the rear we look onto the gardens. Ample space allows for a dining table and chairs and two good size storage cupboards, one of which the current owners use to house a fridge and freezer. The kitchen has a generous amount of wood fronted units and worktop space, an electric oven and a washing machine are in place. Upstairs we find two good size double bedrooms and a family bathroom which interconnects with the second bedroom. The bathroom has a white suite consisting of a bath with shower attachment, hand basin and wc, with a window to the side.

**Outside**

The front of the property is approached by a path leading to the front door, the front garden is laid to shingle with planted shrubs and bushes. The rear garden is accessed via the kitchen, whilst externally a right of way provides access over the neighbouring garden. The garden is fully fenced, creating a secure and private space, it is of superb proportions and mainly laid to lawn with various shrubs and there is a patio area which is ideal for summer entertaining and relaxing.

**Location**

The property is located in the town of Beccles, approximately ten minutes' walk to the shops. Beccles is a busy market town with many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages around. The town is located on the Waveney River which is a gateway to the Broads network. The train station runs a link to London Liverpool Street via Ipswich, and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.



## Fixtures & Fittings

All fixtures, fittings and furnishings are available, subject to negotiation to allow for a seamless continuation of the short stay/holiday let business.

## Services

Gas central heating and hot water. Mains electricity, water and drainage.

Energy Rating: D

## Local Authority:

East Suffolk Council

Tax Band: A

Postcode: NR34 9XB

What3Words: ///sunbeam.excavated.mailboxes

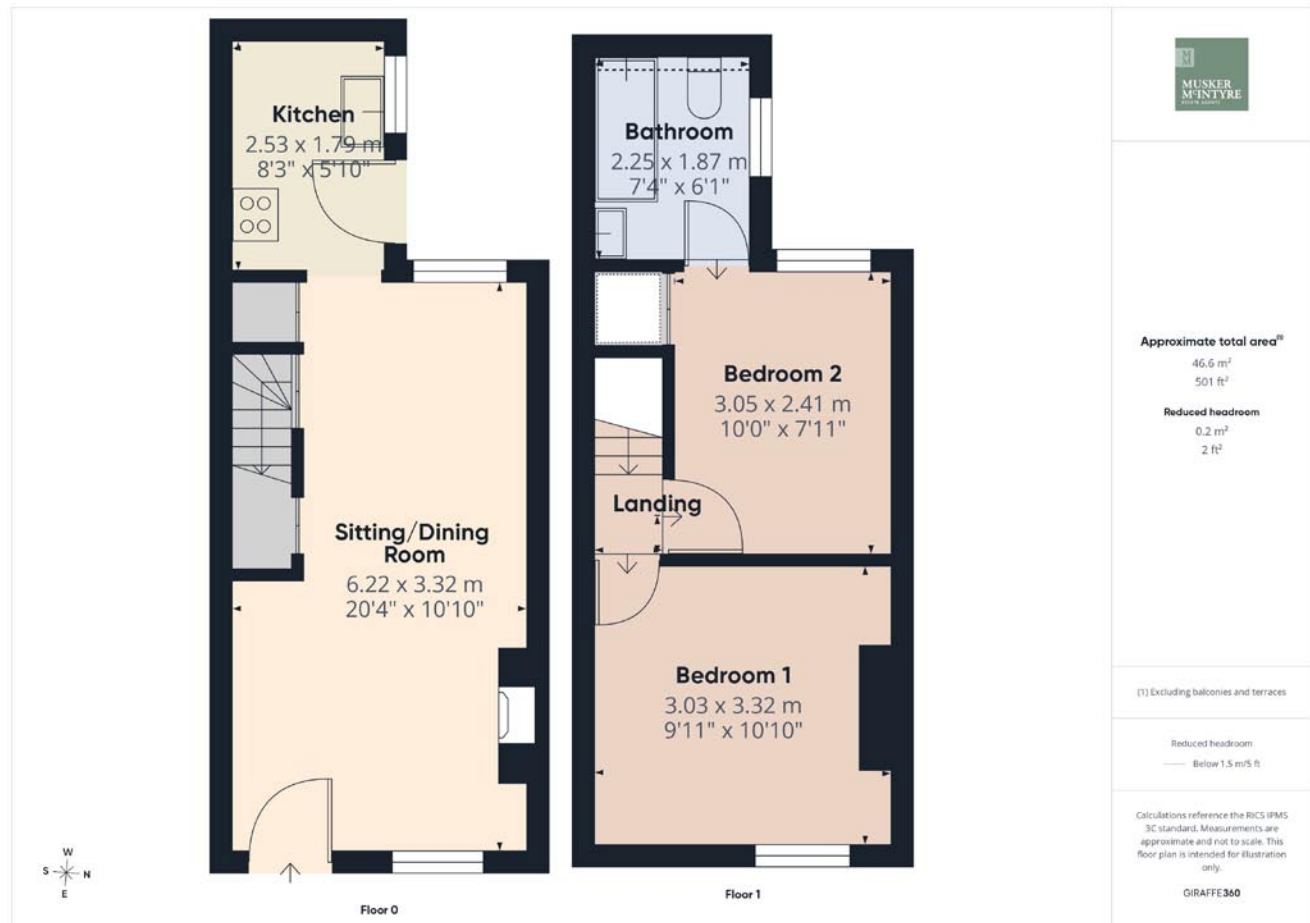
## Tenure

Vacant possession of the freehold will be given upon completion.

## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £175,000**



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

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[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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