

A black square logo with the letters 'T' and 'W' in a white, stylized serif font. The 'T' is blocky and the 'W' is more decorative and cursive.

*Caxton Road,
Beccles, Suffolk*

A mid-terraced house in need of further updating, ideally located in the town centre of Beccles, where a wide array of shops and restaurants can be found. The property benefits from a newly installed gas-fired boiler and uPVC sealed unit double glazing. The accommodation comprises a sitting room, dining room, galley-style kitchen, ground floor bathroom, and two separate first-floor bedrooms.

Outside, there is a small enclosed front garden and a good-sized, fully enclosed rear garden. The property is offered with no onward chain.

Features

- Mid terrace House
- Two Bedrooms To First Floor
- Galley Kitchen
- Sitting Room
- Dining Room
- Ground Floor Bathroom
- uPVC Double Glazing
- New Gas Fired Boiler
- End Of Chain



The Property:

Upon entering through the front door, you are welcomed into the sitting room, which features a cast iron fireplace. A door leads through to the separate dining room, also with a cast iron fireplace, and access to the staircase rising to the first floor.

The kitchen is accessed from the dining room and is fitted with worktops incorporating an inset circular sink and drainer, along with matching base and wall units. There is a further worktop with a built-in four-ring electric hob and oven/grill below. An opening leads to the rear lobby, which has a door providing access to the garden.

The ground floor bathroom is located off the lobby and comprises a white suite, including a panelled bath with shower over, low-level WC, and pedestal wash basin. From the dining room, stairs rise to the first floor, where a central landing provides access to both double bedrooms.





External

To the front of the property, a wrought iron gate leads to an enclosed garden with a pathway to the entrance. The rear garden is of a good size, mainly laid to lawn, and features a variety of mature shrubs and plants. There is also a pedestrian right of way for adjoining neighbours.

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

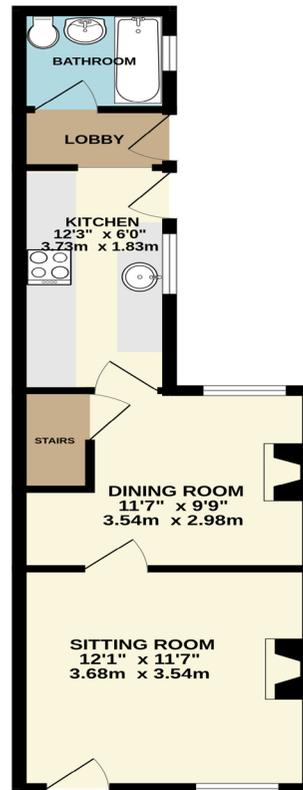
Post Code: NR34 9DS

EPC Rating: TBC - Ordered

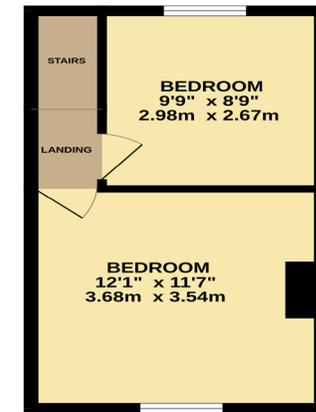
Guide Price : £165,000

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
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 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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