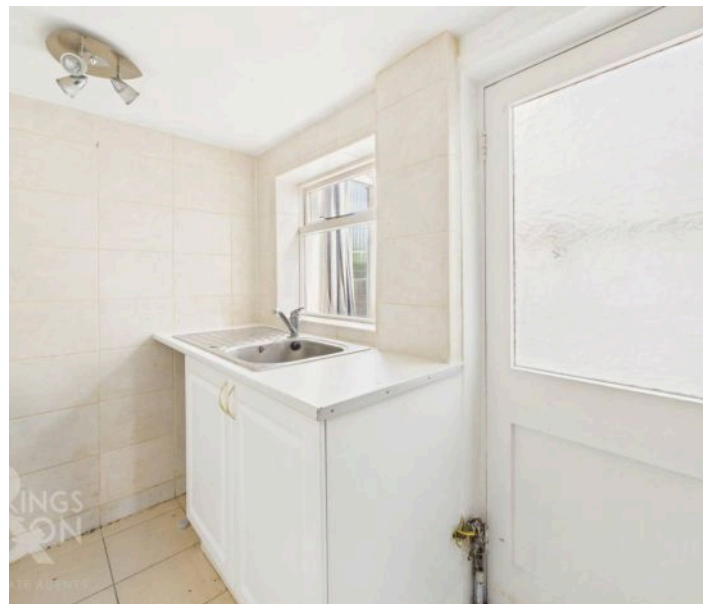




Old Mill Terrace, Beccles - NR34 9DB



Old Mill Terrace

Beccles, NR34 9DB

NO CHAIN. A RARE OPPORTUNITY to purchase a TOWN CENTRE mid-terrace home requiring UPDATING and MODERNISATION. This property beckons those seeking a project, to unveil its true potential. Upon entry, TWO RECEPTION ROOMS offer potential for OPEN PLAN LIVING, with various storage, and the KITCHEN sitting beyond. A lean-to UTILITY ROOM offers convenience and functionality in equal measure, with a door taking you to the gardens. Ascending the stairs, the first floor unveils TWO BEDROOMS, positioned off the landing, with an EN SUITE BATHROOM to the rear bedroom. A notable feature of this home is the BI-SECTED GARDEN which offers a blank canvas for the discerning gardener, with various plants and shrubs in situ - a space ripe for TRANSFORMATION. The GARAGE PARKING to the rear offers IDEAL STORAGE or further potential.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- No Chain!
- Mid-Terrace Home in Town Centre Location
- Requires Updating & Modernisation
- Two Reception Rooms
- Kitchen & Lean to Utility Room
- Two Bedrooms Off Landing
- Bi-Sected Garden
- Garage Parking to Rear

Located in the Town Centre of Beccles, the property enjoys a quiet and tucked away residential position within walking distance to local amenities. The busy market town offers many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, where there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages close by.

SETTING THE SCENE

Approached via an enclosed courtyard frontage, a low level brick wall boundary can be found to front with a hard standing footpath taking to the main entrance door. Rear access leads to the garage and gardens, which is accessed from further down Pound Road.



THE GRAND TOUR

Heading inside, the front facing sitting room offers a double glazed window to front with fitted carpet underfoot and a doorway taking you to the adjacent dining room - continuing with carpet underfoot. A door conceals stairs to the first floor landing, with a further door leading to a built-in storage cupboard. The kitchen sits beyond with a galley style range of wall and base level units, with space for an electric cooker and general white goods, with a window and door taking you to a side lean to utility, with a door leading to the rear garden. There is ample space for coats and shoes along with a washing machine.

Heading upstairs the carpeted landing leads to two bedrooms both of which are finished with fitted carpet, with one facing to front and one to the rear. The rear bedroom also provides access to the family bathroom, with a white three piece suite complete with tiled walls and a built-in storage cupboard.

FIND US

Postcode : NR15 1UE

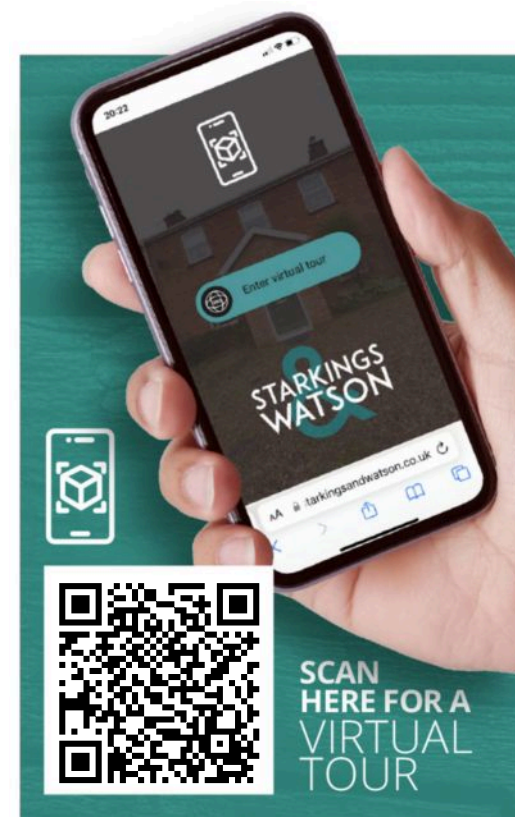
What3Words : ///cyber.handful.states

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The gas fires on the ground floor are believed to have been capped off. Being located in a Town Centre setting, commercial property can be found nearby.



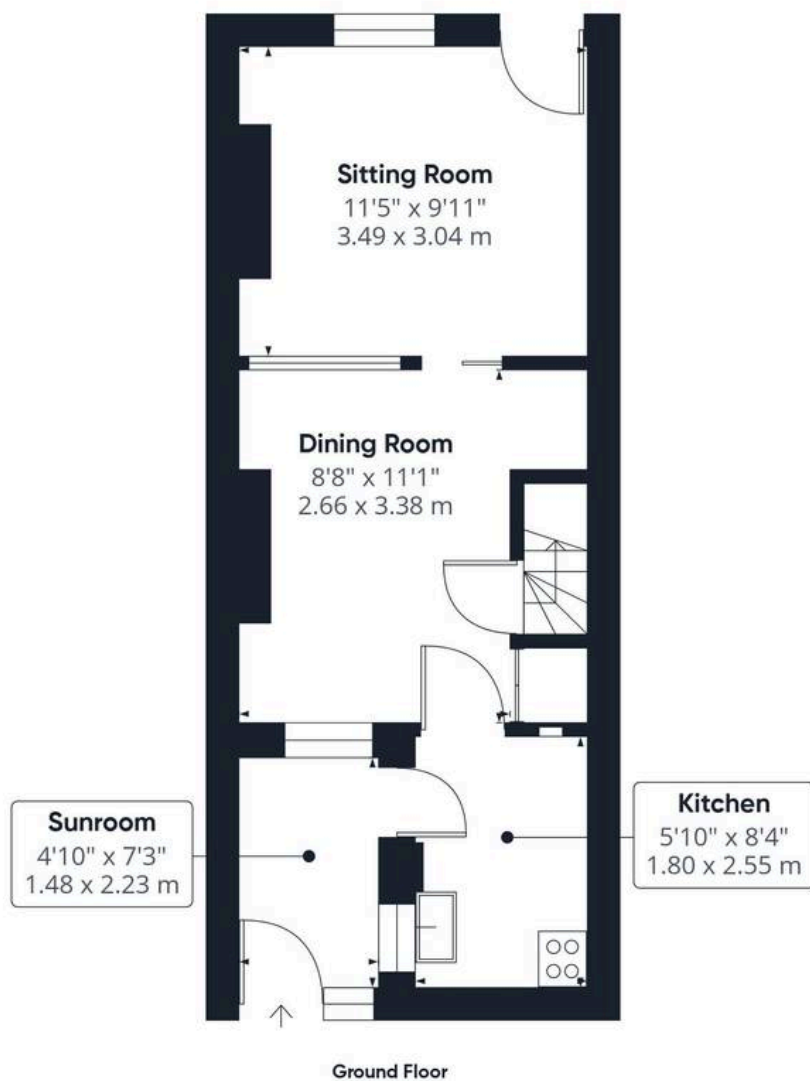




THE GREAT OUTDOORS

A courtyard style garden directly leads from the lean to with a brick built outside W.C with a gate leading to the main lawed garden, bi-sected by a pathway. The garden offers a variety of mature planting and shrubbery, with huge potentials to landscape space. A shed offers storage whilst enclosed boundaries lead down the garden to the detached garage. The garage offers an up and over door to front, door to rear, storage above, power and lighting.





Approximate total area⁽¹⁾
574 ft²
53.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 recheck the measurements.