



*Denmark Road  
Beccles, Suffolk*

*This mid-terraced house is conveniently located within a short walk of the town centre and the River Waveney, offering easy access to local shops, amenities, and pleasant riverside walks. The property is entered via the sitting room, which provides a comfortable living space and leads through to a separate dining room with ample room for a dining table and chairs, making it ideal for both everyday living and entertaining.*

### **Property Features**

- Mid Terraced House
- Two Bedrooms
- Sitting Room / Separate Dining Room
- Kitchen
- Separate WC
- Utility Room
- First Floor Bathroom
- Economy 7 Storage Heating
- uPVC Double Glazing
- Enclosed Rear Courtyard Style Garden
- Ideal First Time Purchase



### **The Property:**

From the dining room, the kitchen is accessed and provides a functional workspace, which in turn leads to a separate WC and a useful utility room, adding to the practicality of the layout.

To the first floor, the property offers two bedrooms along with a bathroom, which is accessed via the second bedroom. The home is partially heated by Economy 7 storage heaters and further benefits from uPVC double glazing throughout.

Outside, there is a fully enclosed, courtyard-style rear garden offering space for patio furniture and low-maintenance outdoor enjoyment. The property is offered for sale with no onward chain and, while it would benefit from some further modernisation and improvement, presents an excellent opportunity for purchasers to personalise to their own taste. Overall, this property would make an ideal first-time buy or investment opportunity due to its location, layout, and potential.







## 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: Economy 7 Storage Heaters,  
Electricity connected and main water and sewage

Viewings: By Appointment Only

Post Code: NR34 9DW

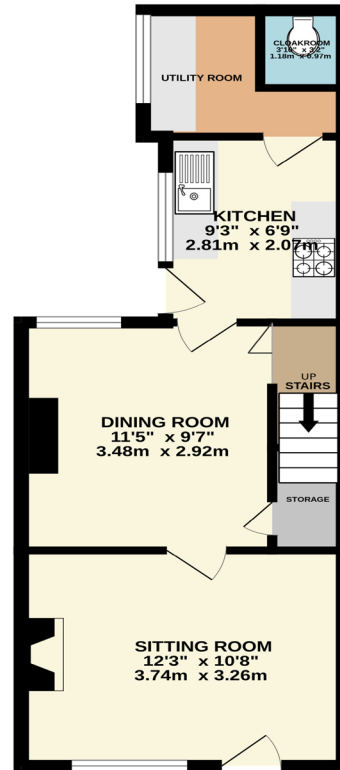
EPC Rating: E

Tenure: Freehold

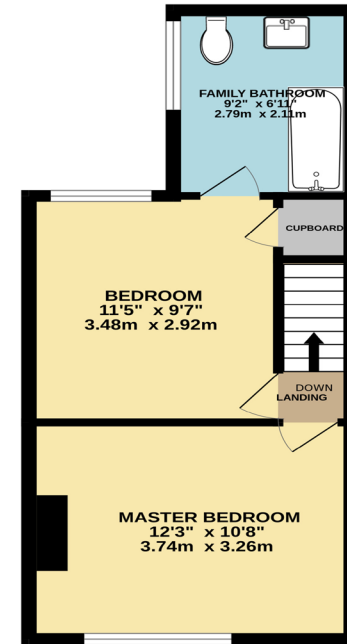
Guide Price : £150,000

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  
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 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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