



Pleasant Place | | Beccles | NR34 9YD

Asking Price £250,000

**DURRANTS**  
SINCE 1853

## Key features

- Well presented semi detached house
- Three bedrooms
- Open plan Kitchen dining room
- Downstairs WC
- Generous sized private garden
- Off road parking for several cars
- Garage
- Situated off the main road in a tucked away location

## Description

Set off the main road in a residential position close to the heart of Beccles, this well-presented, deceptively spacious three-bedroom semi-detached home offers generous living space, modern comforts and excellent outside areas.

## Directions





# Floor plans

GROUND FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



10 New Market

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