



Guide Price £180,000  
30 Denmark Road, NR34

 x3  x1  x1



**PANTERA  
PROPERTY**

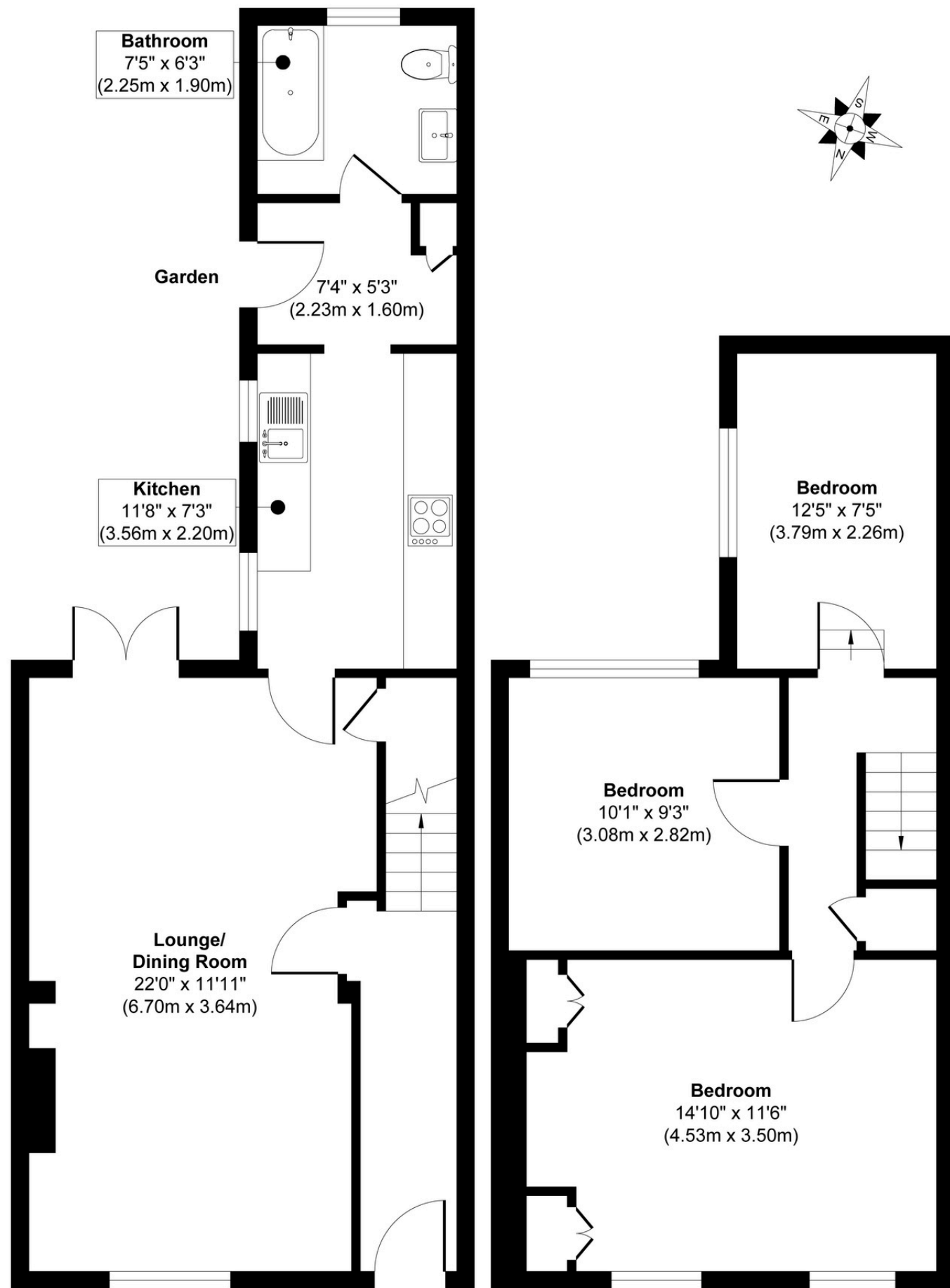


Pantera Property welcome to the market, a three-bedroom mid terraced house providing a garage and front and rear courtyards.

### Property Description

A well-proportioned and versatile three-bedroom mid-terrace home, offering generous living space across two floors and a practical layout ideal for modern family living. The ground floor welcomes you via an entrance hallway leading into a spacious lounge/dining room, extending over 22 feet and providing an excellent setting for both relaxing and entertaining. To the rear, the fitted kitchen offers ample worktop and storage space, with direct access through to the garden area, creating a natural flow for indoor-outdoor living. A ground floor bathroom is conveniently positioned and fitted with a full suite. Upstairs, the property comprises three bedrooms, including a particularly generous principal bedroom spanning the full width of the house, alongside two further well-sized rooms suitable for family, guests, or home office use. Externally, the property benefits from a rear garden space, ideal for outdoor seating.



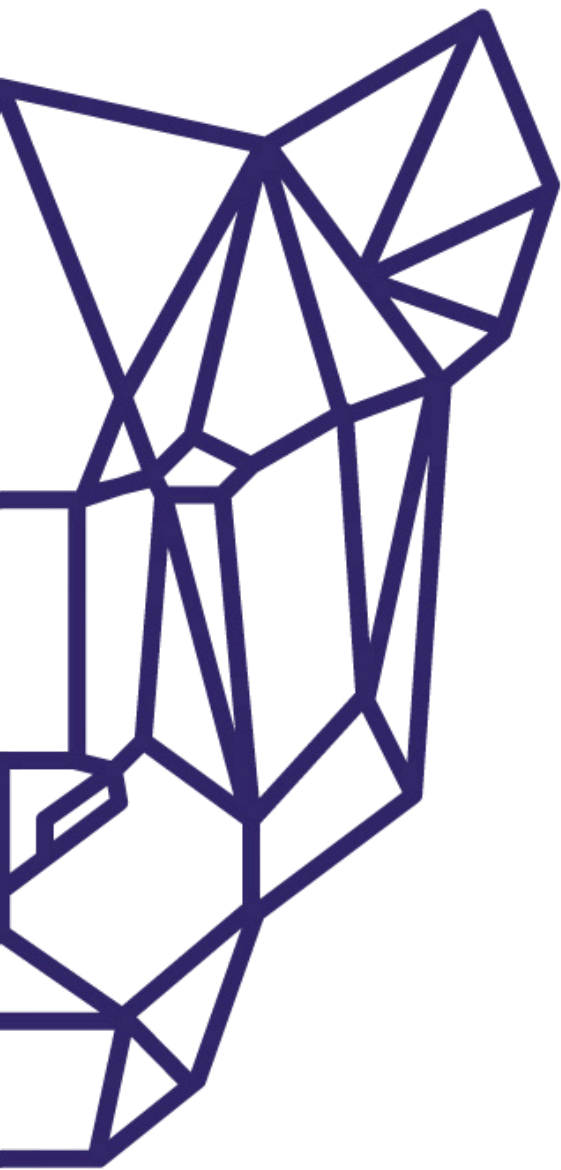


**Ground Floor**  
**Approximate Floor Area**  
**526 sq. ft**  
**(48.89 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**437 sq. ft**  
**(40.57 sq. m)**

**Approx. Gross Internal Floor Area 963 sq. ft / 89.46 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



# Additional Information

Local Authority:  
East Suffolk

Tenure:  
Freehold

Size:  
951 sq. ft

Council Tax Band:  
A

## Location

Beccles is renowned for its charming town centre, offering a range of independent shops, cafés, pubs, and everyday amenities, all within easy reach. The town also benefits from excellent schooling options and a welcoming community atmosphere, making it particularly appealing to families and professionals alike.

For commuters, Beccles Railway Station provides regular rail services to Norwich and Lowestoft, while road links offer straightforward access to the A146 and surrounding areas.

The property is also ideally placed to enjoy the natural beauty of The Broads National Park, perfect for walking, boating, and outdoor pursuits. Additionally, the stunning Suffolk coastline is within easy driving distance, offering a selection of beaches and seaside towns.

## Viewing

Please contact Amy at  
Pantera Property to  
arrange on 0330 118 6610.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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