



*Providence Place
Beccles, Suffolk*

A mid-terraced house situated in a convenient location within walking distance of the town centre, where you will find an array of shops and restaurants.

The property benefits from gas-fired radiator central heating, uPVC sealed unit double glazing, and has been recently decorated throughout. It offers well-proportioned living accommodation, including a spacious lounge/diner, a newly fitted kitchen, a bathroom, and two double bedrooms on the first floor.

Externally, there is off-road parking to the front for a small car and an enclosed rear garden. The property is offered with no onward chain.

Features

- Mid Terraced House
- Two First Floor Double Bedrooms
- Spacious 21' Lounge / Diner
- Newly Fitted Kitchen
- Ground Floor Bathroom
- uPVC Double Glazing
- Gas Central Heating
- No Onward Chain



The Property:

Upon entering through the front door, you are greeted by a 21' lounge/diner, featuring a staircase rising to the first floor and a built-in storage cupboard.

The newly fitted kitchen comprises a worktop with inset sink and drainer, space and plumbing for a washing machine, space for an upright fridge/freezer, and a freestanding cooker. There is an additional worktop with cupboards and drawers beneath, along with matching wall cupboards above.

From the rear lobby, there is access to the garden, a storage cupboard, and a door leading to the bathroom, which is fitted with a panel bath with shower over, low-level WC, and wash basin. From the lounge, a staircase rises to the first floor landing, where you will find two double bedrooms.





Outside

Outside, the front of the property offers off-road parking for a small car, with a pathway leading to the front entrance. To the rear is a fully enclosed garden featuring artificial grass and a paved pathway.

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

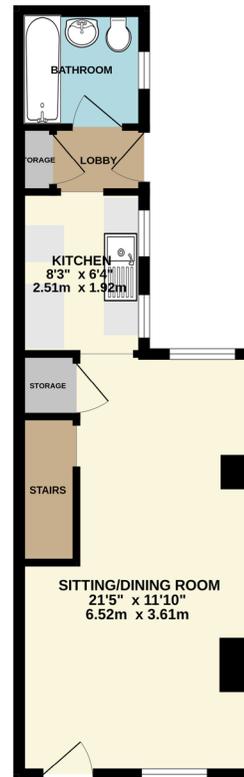
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EPC Rating: D

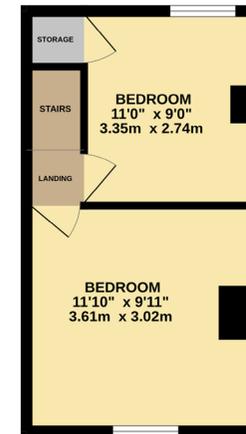
Guide Price : £160,000

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
357 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
246 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 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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