

*Pleasant Place,  
Beccles, Suffolk*

*Three-bedroom end terrace 1930's built family home located less than one mile from the centre of the Market Town of Beccles.*

*The property benefits from hallway entrance, three first floor bedrooms, modern fitted kitchen, downstairs bathroom with mains shower over bath, dining room, sitting room, large fully enclosed rear garden with three sheds and off-road parking for one car. This property comes with no onward chain.*

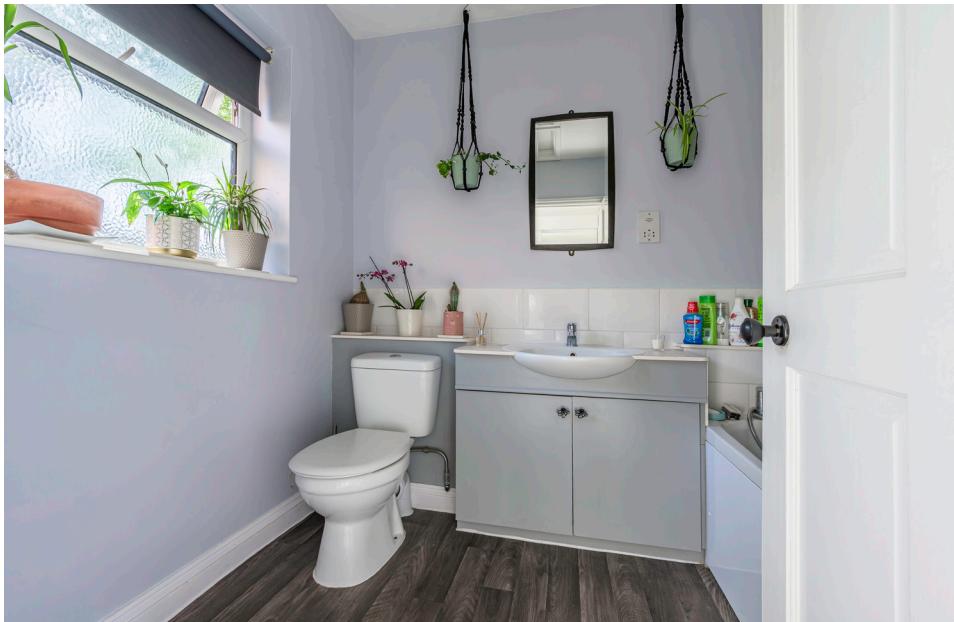
## Property Features

- Three First Floor Bedrooms
- Modern Fitted Kitchen With Integrated Appliances
- Sitting Room
- Separate Dining Room
- Ground Floor Bathroom
- Large Enclosed Rear Garden With Three Sheds
- Off Road Parking
- Chain Free



## The Property

On entering the property, you are welcomed into the hallway where there is vinyl floor covering and doors giving access to the sitting room and dining room. The sitting room has a radiator (to be replaced by the current owner), carpet, feature fireplace and uPVC glazed window. The fireplace is currently blocked and not in use. Ahead of the hallway entrance is the dining room with wooden floors, understairs storage cupboard with shelving and power point (currently housing fridge freezer), two radiators and uPVC double glazed window with views of the garden. A door leads to the modern fitted galley kitchen of high gloss with tall cupboard, wall and base units, soft closing drawers, compressed laminate work surface with drainer set within work surface, inset one and half bowl stainless steel sink, integrated Zanussi oven and grill, integrated Zanussi four burner gas hob, overhead Zanussi extractor with light and fan settings, integrated AEG Fridge, Integrated Hotpoint washing machine, spotlights inset to ceiling and vinyl floor covering. A sliding door leads to the lobby area where there is a uPVC part glazed door with access to the rear garden, vinyl floor covering, built in vented cupboard housing Valliant Boiler with Magnaclean and tumble dryer (to be taken by current owners). A wooden door leads to the bathroom, with white suite comprising panelled bath with mains fed wall mount shower, hot and cold mixer tap with further mains fed shower, wash hand basin with built in cupboard below, push button W/C, ladder style chrome towel radiator, uPVC obscured glazed window, ceiling mounted fan (activated when light is switched on) ceiling mounted light, and vinyl floor covering..





### **The Property cont'd/**

A door from the dining room leads to the carpeted stairs and to the landing where you will find a wall mounted cupboard housing the fuse box / consumer unit and smart meter. The master bedroom faces the rear of the property with garden views and has radiator, carpet, uPVC double glazed window, storage cupboard over the stairs and a further walk in wardrobe with shelves, hanging rails and lighting. The ceiling has inset ceiling mounted spotlights. Bedroom two, is located to the front of the property and has uPVC double glazed window, radiator, carpet, shelving and has built in cabin bed with wardrobe and shelves beneath and a further built in single bed. Bedroom three has carpet, radiator and uPVC window and is located to the front of the property.

### **External**

To the front of the property is a brick- built wall with parking for one car. To the rear of the property is a large lawned garden with pathway, assorted mature trees and shrubs, outside tap (hot and cold), three timber sheds, the largest shed has been converted for guest use where there is a small double bed base, power can be connected via armoured cable from the main house. The tool shed has power and light. The third shed is used for storage only.

### **Location**

The property is located on the outskirts of the market Town of Beccles and is a short walk from a local shop and public house. In addition, the property is less than one mile of Beccles Market Town, also known as the Gateway to the Broads, Beccles has much to offer. Beccles Town has both High Schools and Primary Schools, as well as nurseries and day care centres. There are a range of shops, both independent and larger supermarkets, boutique clothing stores, hairdressers, opticians, a Post Office, butchers, chemists and much more.

Access to public transport is also on your 'doorstep' these include Beccles Train Station with Links to Ipswich and Liverpool Street, and a Bus Station. Beccles Quay has some delightful walks by the river, and the option to hire a canoe or kayak. Beccles is also less than thirteen miles from the popular seaside town of Southwold, less than 15 miles from Walberswick and around 18 miles of the cathedral City of Norwich.

## Additional Information:

**Local Authority :** East Suffolk

**Council Tax Band:** B

**Services:** Gas fired boiler for domestic central heating and hot water, electricity and water connected. Mains sewer.

**Viewings:** By Appointment Only

**Post Code:** NR34 9YD

**EPC Rating:** D

**Guide Price :** £225,000

**Tenure:** Freehold

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  
478 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 905 sq.ft. (84.1 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 and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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