



S.C.F.
NEW YORK
TERRACE
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*Denmark Road,
Beccles, Suffolk*

A mid-terraced house located within walking distance of the town centre and the River Waveney. The property offers well-proportioned living accommodation, including a separate sitting room, dining room, kitchen, utility room, ground-floor bathroom, and three first-floor bedrooms. Outside, there is a fully enclosed rear garden and an off-road parking space. The property is offered with no onward chain.

Features

- Mid Terraced House
- Three First Floor Bedrooms
- Separate Sitting Room
- Separate Dining Room
- Kitchen
- Utility Room
- Ground Floor Bathroom
- Enclosed Rear Garden
- Off Road Parking Space
- Close To Town Centre of Beccles
- No Onward Chain
- Ideal First Time Buy



Property

The accommodation is entered via the front door into the sitting room, which benefits from an open brick fireplace. A door then leads through to the dining room, which features useful under-stairs storage and a latch door concealing the staircase to the first floor.

The kitchen is located at the rear of the property and is fitted with a range of cupboards, a recess with space for a freestanding cooker with extractor hood and light above, and recessed ceiling lighting. A door leads into the utility room, which is a further extension of the kitchen and provides a worktop with recesses below, offering space and plumbing for a washing machine and tumble dryer. The ground-floor bathroom leads off the kitchen and comprises a white suite including a corner bath, low-level WC, and pedestal wash basin.

From the dining room, the staircase rises to the first-floor landing, which provides access to the main bedroom featuring fitted wardrobes. Bedroom two is also accessed from the landing and is a double room, with steps and a door leading through to bedroom three, which is a single room.





The Property....cont'd...../

External

Outside, a gate and pathway lead to the front entrance. To the rear, the fully enclosed garden includes a decked seating area and a rear access gate leading directly to the single off-road parking space.

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 situated immediately opposite the property itself with routes to Norwich, Great Yarmouth and Lowestoft, as well as a shuttle bus service these routes run between Norwich, Great Yarmouth, and Lowestoft. Halesworth, Lowestoft, and Oulton Broad South. 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 for hot water and central heating.
Mains water and sewage. Electricity connected.

Viewings: By Appointment Only

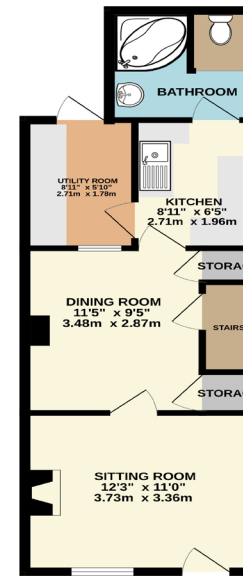
Post Code: NR34 9DN

EPC Rating: C

Guide Price : £ £169,995

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
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error.



Templewicks Estate Agents