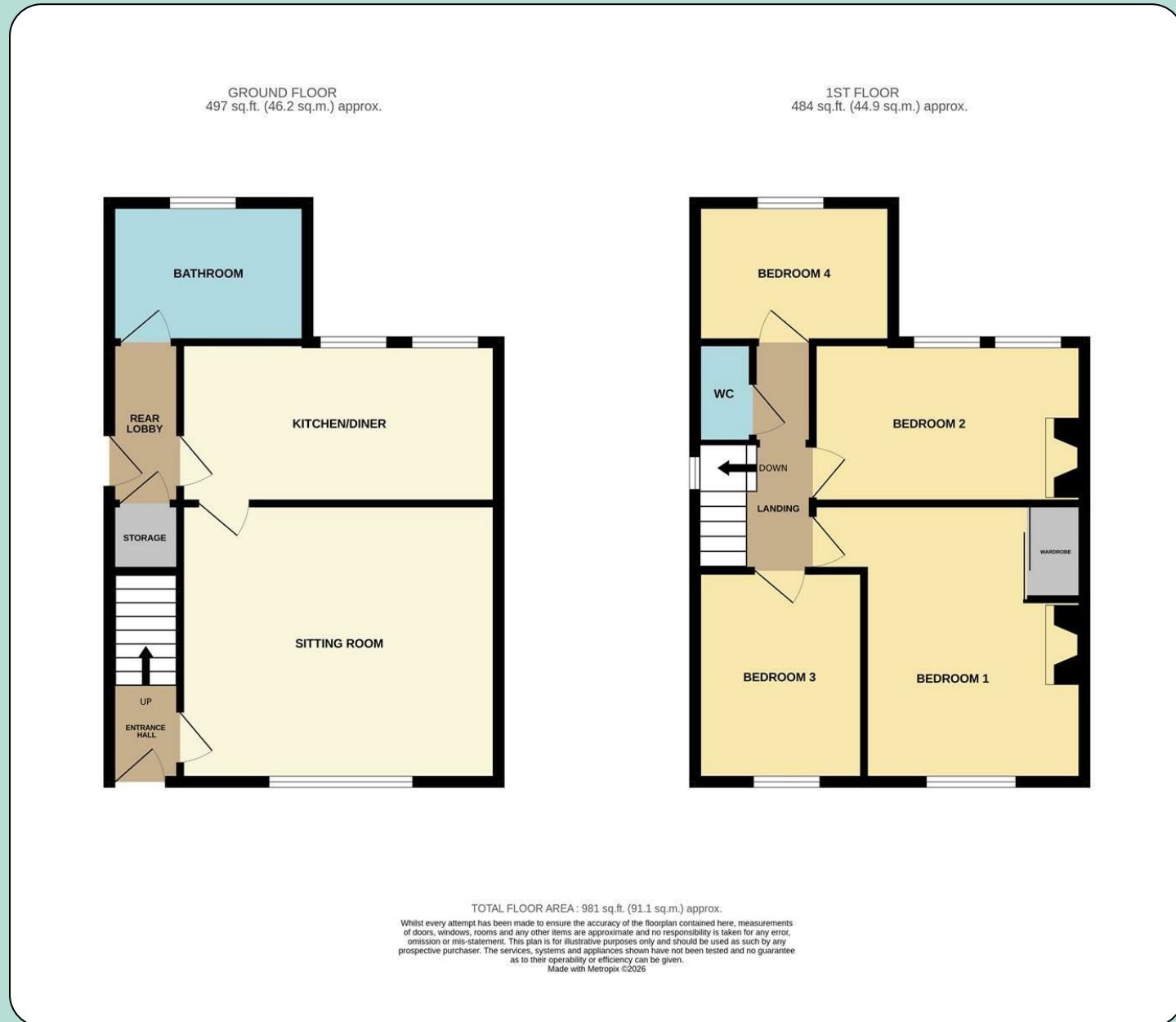


Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: D  
 Local Authority: East Suffolk Council

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>	<b>61</b>	<b>76</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	

**£180,000**  
 Offers In Excess Of



**Castle Hill**  
 Beccles, NR34 7BQ

- Semi detached family home
- 4 separate bedrooms
- Front & rear garden
- UPVC double glazing
- Chain free
- Spacious throughout
- Gas central heating
- Perfect for making your own
- Close to local amenities, shops & schools
- Located in sought after Beccles



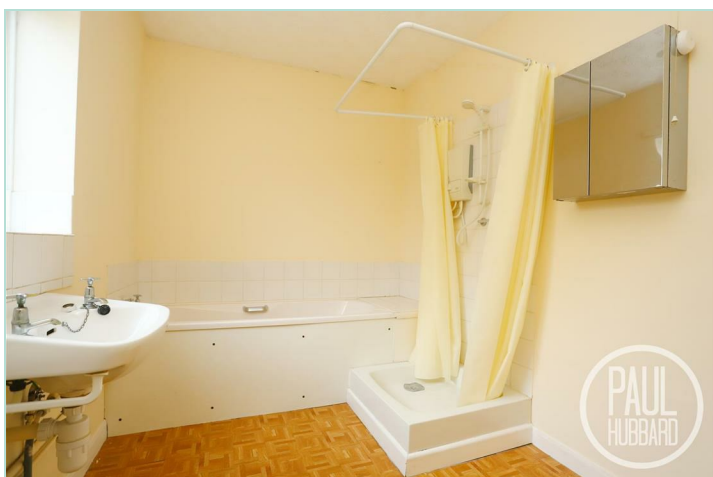
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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### Location

This charming home enjoys a peaceful setting within easy walking distance of Beccles town centre, while being located directly opposite Beccles High School, making it perfect for families. The property is set in the heart of Suffolk, with the picturesque River Waveney nearby and a wealth of independent shops, cafés, and the historic St. Michael's Church just a short stroll away. Excellent transport links connect you to Norwich and the Suffolk coast, including Lowestoft, while the stunning Norfolk & Suffolk Broads are close at hand, offering endless opportunities for boating, walking, and exploring charming villages. This is a location that effortlessly combines convenience, history, and natural beauty, making it an ideal place to call home.

### Entrance Hall

Timber frame entrance door to the front aspect, exposed & painted floorboards with runner carpet, radiator, stairs leading to the first floor landing and a door opening to the sitting room.

### Sitting Room

4.88 x 4.26  
Fitted carpet, UPVC double glazed window to the front aspect, radiator, a gas fireplace and a door opening to the kitchen/ diner.

### Kitchen/ Diner

4.92 x 2.46  
Vinyl tile flooring, x2 UPVC double glazed windows to the rear aspect, radiator, units above & below, laminate work surfaces, tile splash backs, stainless steel sink & drainer with hot & cold taps, built-in double oven, ceramic hob & extractor hood, space for a fridge-freezer & washing machine and a door opens into the rear lobby.

### Rear Lobby

Vinyl tile flooring, spacious under-stair storage cupboard, radiator and doors opening to the bathroom & out to the exterior.

### Bathroom

3.04 x 2.10  
Vinyl tile flooring, UPVC double glazed window to the rear aspect, radiator, toilet, wall-mounted wash basin with hot & cold taps, bathtub with hot & cold taps, an electric shower, shower tray and tile splash backs.

### Stairs leading to the First Floor Landing

Exposed & painted floorboards with runner carpet, UPVC double glazed window to the side aspect, loft access, consumer unit and doors opening to the bedrooms & cloakroom.

### Bedroom 1

4.01 max x 4.01 max  
Exposed & painted floorboards, UPVC double glazed window to the front aspect, built-in wardrobe with sliding doors (housing the water cylinder), radiator and a period fireplace.

### Bedroom 2

4.04 x 2.74  
Exposed & painted floorboards, x2 UPVC double glazed window to the rear aspect, radiator and a period fireplace.

### Bedroom 3

3.04 x 2.42  
Exposed floorboards, UPVC double glazed window to the front aspect and a radiator.

### Bedroom 4

3.05 x 2.11  
Vinyl flooring, UPVC double glazed window to the rear aspect and a radiator.

### Cloakroom

Vinyl flooring, toilet, pedestal wash basin with hot & cold taps.

### Outside

Steps lead up to a gated entrance opening into a lawned front garden with a pathway leading to the main entrance door. The garden is enclosed by fencing and also provides access to the rear garden at the side.

The rear garden is mainly laid to lawn with borders of mature plants and shrubs, as well as a mature tree. Additional features include a timber storage shed and an outdoor tap, with the garden fully enclosed by fencing.

### Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

