

£210,000
Offers In Excess Of



Rigbourne Hill

Beccles, NR34 9JG

- Chain free
- Ideal family home
- 3 Separate bedrooms
- Recently fitted gas boiler
- Heart of Beccles
- Open plan kitchen/diner
- Sizeable front and rear gardens
- Ground floor WC
- Separate entrance hall
- Ample storage throughout



e - info@paulhubbardonline.com

t - 01502 531218



Location

Situated inland on the River Waveney, Beccles sits at the southern point of the Suffolk & Norfolk Broads. Beccles offers a wealth of diversity, combining history with modern-day culture. The town is surrounded by fantastic views of the Southern Broads and set amongst rolling countryside. The town centre provides a blend of independent shops, restaurants with direct public transport linking to Norwich, Lowestoft and surround areas.

Entrance Hall

UPVC double glazed door and window to the front aspect, carpet flooring throughout, radiator, stairs leading to the first floor landing and doors opening to the kitchen/diner, sitting room, built in storage cupboard and under stairs storage cupboard.



Kitchen/Diner

19'0" x 10'2" max

UPVC double glazed windows to the front and rear aspects, laminate flooring throughout, part tile walls, radiator, units above and below, laminate work surfaces, ceramic sink with drainer, extractor fan, 4 ring electric hob, integrated oven, space for appliances including a washing machine and fridge. Door opening to a lobby.



Lobby

4'3" x 2'11"

UPVC double glazed window to the side aspect, door to the front aspect opening into the garden, vinyl flooring throughout and an internal door to a WC.

WC

4'7" x 4'3"

UPVC double glazed window to the side aspect, vinyl flooring throughout, toilet and wall mounted hand wash basin.

Sitting Room

14'1" max x 12'9"

UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator and picture rail.

First Floor Landing

UPVC double glazed window to the front aspect, carpet flooring, loft hatch and doors opening to a WC, bathroom and bedrooms 1-3.





WC

5'2" x 2'11"

UPVC double glazed window to the front aspect, vinyl flooring and toilet.

Bathroom

7'2" x 5'10" max

UPVC double glazed window to the front aspect, vinyl flooring, vanity unit with inset hand wash basin, heated towel rail, bath with mains fed shower above and door opening to a built in cupboard.

Bedroom 1

14'1" max x 11'1" max

UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator, picture rail and doors opening to a built in cupboard.



Bedroom 2

13'1" max x 9'10"

UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator, picture rail and doors opening to a built in cupboard housing a recently fitted gas combi boiler.



Bedroom 3

11'1" max x 10'2" max

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator, picture rail and door opening to a built in storage cupboard.



Outside

To the front of the property a level timber gate opens to a laid lawn garden with concrete pathway to the main entrance door and timber gate opening to the rear garden.

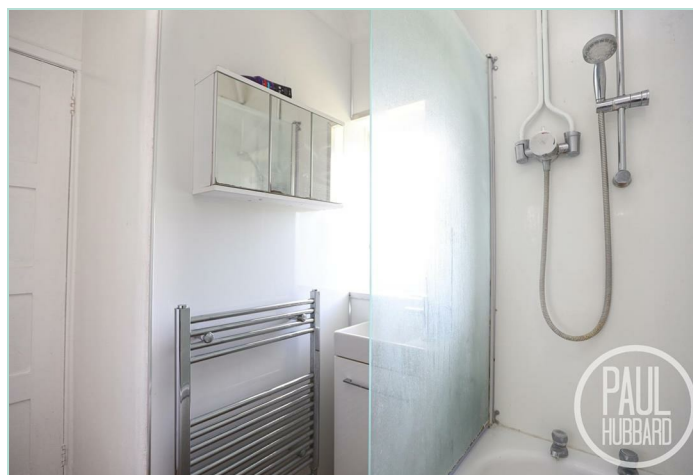
To the rear of the property a sizeable lawn garden housing a purposefully built outhouse, patio areas, greenhouse and bark areas.

Financial Services

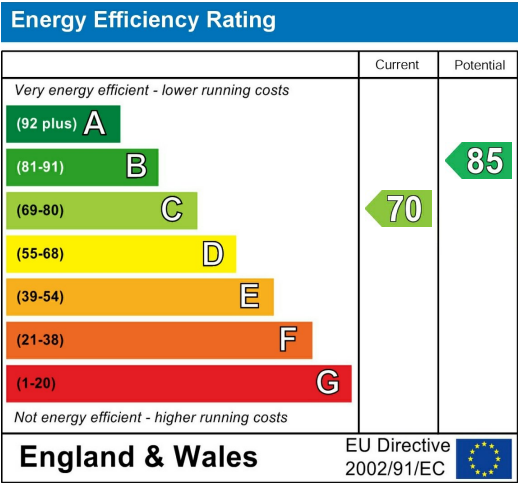
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators.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



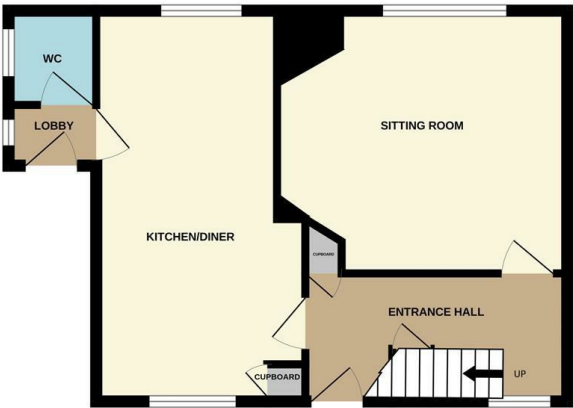




Tenure: Freehold
 Council Tax Band: B
 EPC Rating: C70
 Local Authority: East Suffolk Council



GROUND FLOOR
 459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
 432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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.
 Made with Metropix ©2023

Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

Contact Us
www.paulhubbardonline.com
 01502 531218
info@paulhubbardonline.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 recheck the measurements