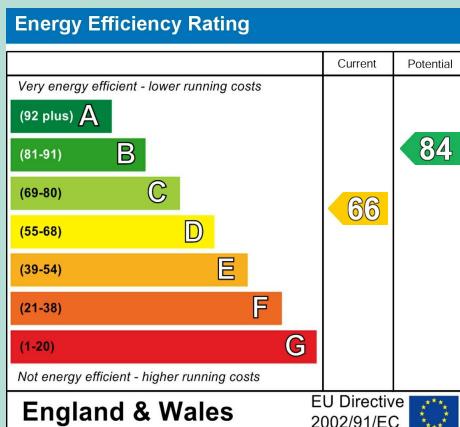


Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: D  
 Local Authority: East Suffolk Council



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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





#### Location

This home is situated in the picturesque town of Beccles. Beccles is nestled in the heart of Suffolk and lies along the banks of the River Waveney. The town centre is a blend of independent shops and eateries, surrounding the stunning St. Michael's Church, which holds a rich history. Convenient transport links are available, providing routes directly into the city of Norwich, as well as seaside towns, such as Lowestoft. Nearby, you'll find the Norfolk & Suffolk Broads, lined with many beautiful towns and villages, making it a perfect place to call home.

#### Entrance Hall

UPVC entrance door to the front aspect, tile flooring, radiator, UPVC double glazed window to the side aspect, built-in storage cupboard, stairs leading to the first floor landing cupboard housing the consumer unit & gas meter and doors opening to the sitting room, kitchen/diner and utility room.

#### Sitting Room

4.39 x 3.94 max into bay  
Fitted carpet, UPVC double glazed bay window to the front aspect, recessed chimney breast, x2 built-in storage cupboards and a radiator.

#### Kitchen/Diner

4.36 x 3.26  
Tile flooring, x2 UPVC double glazed windows to the rear aspect, radiator, down lights, units above & below, oak work surfaces, inset ceramic 1.5 sink & drainer with mixer tap, spaces for dishwasher, oven, a fridge freezer & dining table.

#### Utility Room

2.12 x 1.80  
Tile flooring, x2 UPVC double glazed window to the side & rear aspect, down lights, wall-mounted gas combi boiler, laminate work surface, space for a washing machine, toilet, pedestal wash basin with a mixer tap and tile splash backs.

#### Stairs leading to the first floor landing

Fitted carpet, UPVC double glazed window to the side aspect, loft access, storage cupboard and doors opening to bedrooms 1-3 & the family bathroom.

#### Bedroom 1

4.37 max x 3.28 max  
Fitted carpet, x2 UPVC double glazed window to the rear aspect and x2 radiators.

#### Bedroom 2

4.43 max x 3.25 max  
Fitted carpet, x2 UPVC double glazed windows to the front aspect, radiator and a built-in storage cupboard.

#### Bedroom 3

2.80 x 2.32  
Fitted carpet, UPVC double glazed window to the front aspect, radiator and an opening to a wardrobe space.



#### Bathroom

2.13 x 1.78  
UPVC double glazed obscure window to the rear aspect, vinyl flooring, heated towel rail, down lights, tile splash backs, suite comprises a toilet, pedestal wash basin with a mixer tap, tiled bath with a mixer tap and a mains-fed shower with both handheld & rainfall heads.

#### Outside

The property features a brickweave driveway providing off-road parking for multiple vehicles, complemented by a neatly maintained lawn to the side. The main entrance door is positioned at the front, with the area partially enclosed by a panel fence surround and gated access leading to the rear garden.

The south-facing rear garden offers a generous outdoor space, starting with a patio area, stepping up to an additional patio and a laid lawn. A timber storage shed with double doors provides ample storage, while outdoor lighting enhances functionality. The garden is fully enclosed by a secure panel fence surround, ensuring extra privacy.

#### 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.

