

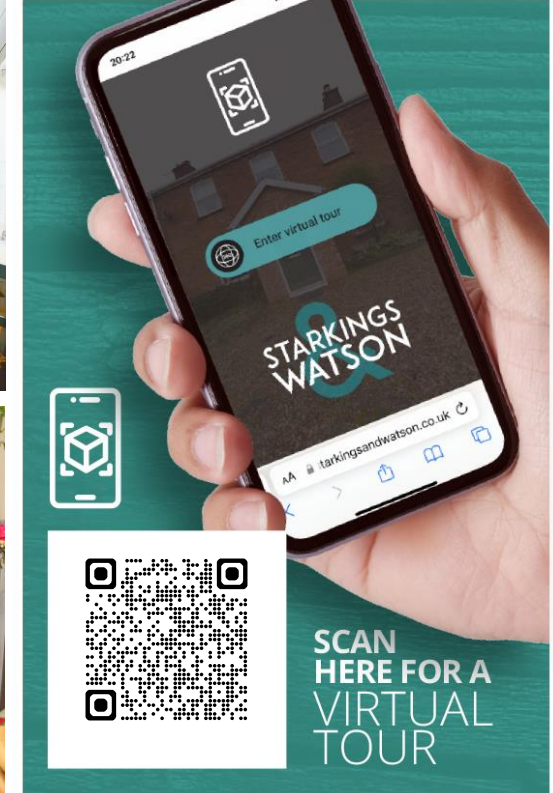
PEDDARS LANE

Beccles NR34 9UE

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01986 490590

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**STARKINGS
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WATSON**

- Mid-Terrace Cottage
- Town Centre Location
- Character Features & Fireplace
- Sitting Room & Separate Kitchen
- Two Ample Bedrooms
- Shower Room & Cloakroom
- Generous Rear Garden
- Ideal First Time Buy or Investment

IN SUMMARY

This TWO DOUBLE BEDROOM MID-TERRACE home is located within the CENTRE of the POPULAR and SOUGHT AFTER MARKET TOWN of BECCLES, making an IDEAL FIRST TIME PURCHASE or BUY TO LET INVESTMENT. The property itself offers accommodation comprising a cosy sitting room to the front with OPEN FIREPLACE, separate kitchen with PANTRY CUPBOARD, inner hall with CLOAKROOM and SHOWER ROOM - all on the ground floor. On the first floor there are TWO DOUBLE BEDROOMS with STRIPPED WOOD FLOORS. The partly bisected SOUTH FACING rear garden is a generous size, and mainly laid to lawn, offering a private sunny space. The property benefits from replacement uPVC DOUBLE GLAZING and electric storage heating.

LOCATION

Located within the town centre just a few minutes' walk from the shops and amenities. The busy market town offers many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, where there is a local

bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages close by.

DIRECTIONS

You may wish to use your Sat-Nav (NR34 9UE), but to help you...Leave Beccles via Hungate A145, continuing out of the town. Upon reaching the crossroads turn left onto Peddars Lane where the property can be found on the right hand side indicated by our for sale board.

AGENTS NOTE

The rear garden is partly bisected giving access to the front of the terrace row.

The property is approached via a gated front shingled garden with pathway to entrance door.

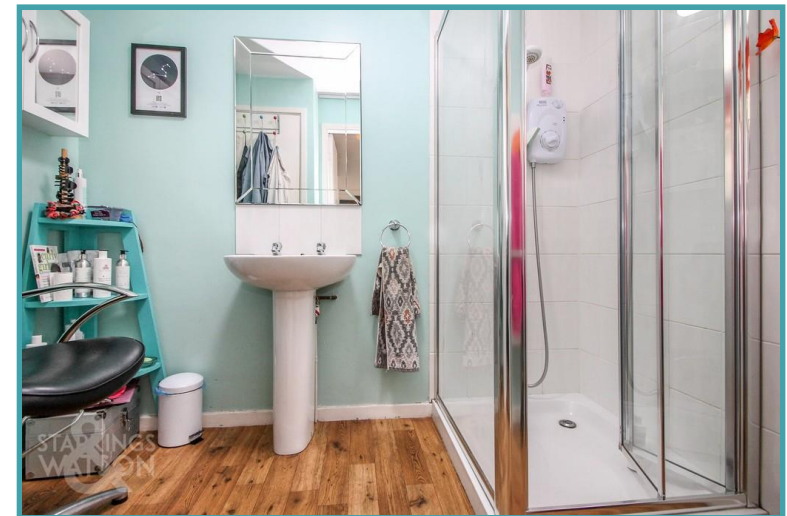
Composite entrance door to:

SITTING ROOM

12' 4" x 11' 3" (3.76m x 3.43m) Feature fireplace housing a woodburner, Karndean Flooring, electric storage heating, uPVC double glazed window to front, television and telephone points, coved ceiling, opening to:

KITCHEN

9' 3" x 8' 5" (2.82m x 2.57m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset sink and drainer unit, tiled , splash backs, space for electric or gas cooker, space for fridge freezer, space for washing machine, vinyl flooring, uPVC double glazed window to rear, stairs to first floor landing, built-in storage cupboard, door to:



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Disclaimer: 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.

Price:



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INNER HALL

Vinyl flooring, wall mounted electric heater, double glazed door to side, built-in cloaks storage cupboard, smooth ceiling, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled splash backs, vinyl flooring, smooth ceiling.

SHOWER ROOM

Two piece suite comprising pedestal hand wash basin, shower cubicle with electric shower and glazed shower screen, tiled splash backs, vinyl flooring, heated towel rail, obscure double glazed window to side, built-in airing cupboard, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, electric fuse box, smooth ceiling, doors to:

DOUBLE BEDROOM

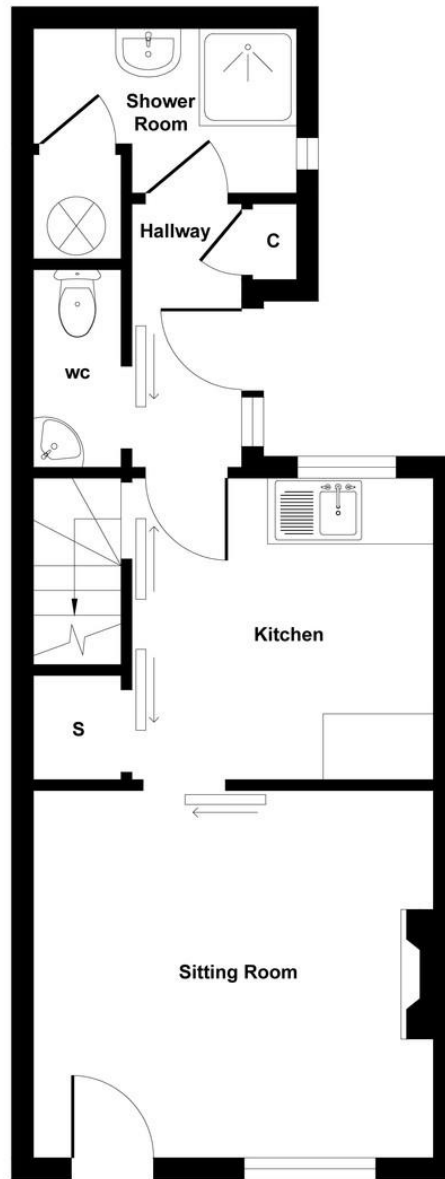
12' 3" x 11' 2" (3.73m x 3.4m) Wood flooring, electric storage heating, uPVC double glazed window to front, smooth ceiling.

DOUBLE BEDROOM

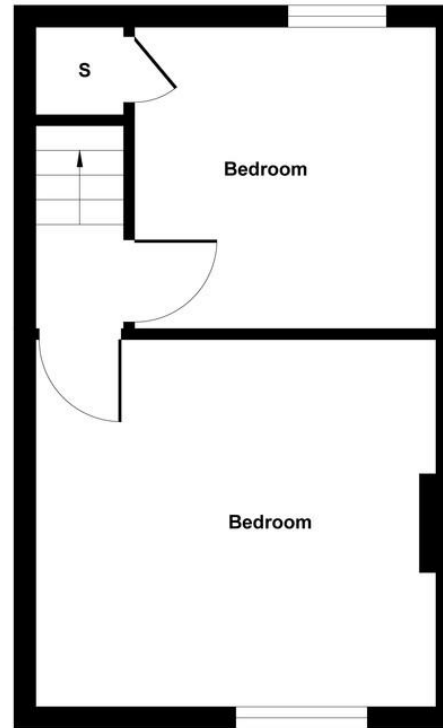
9' 1" x 8' 7" (2.77m x 2.62m) Wood flooring, uPVC double glazed window to rear, built-in storage cupboard, smooth ceiling with loft access hatch.

OUTSIDE

The south facing garden is accessed via the door in the inner hall onto a paved hard standing patio providing the ideal space to relax and entertain. The initial part of the garden is bisected giving access to the front of the terrace row. The south facing garden opens onto a lawned area with borders of plants and mature shrubs, enclosed with timber panelled fencing whilst there is also a useful garden shed providing storage.



Ground Floor
 Approximate Floor Area
 350 sq. ft
 (32.51 sq. m)



First Floor
 Approximate Floor Area
 251 sq. ft
 (23.31 sq. m)

Approx. Gross Internal Floor Area 601 sq. ft / 55.82 sq. m