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Denmark Road,
Beccles, Suffolk.

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ESTATE AGENTS



Beccles Town Centre - 0.4 Miles
Southwold - 12.7 Miles
Norwich - 18.5 Miles

A fantastic opportunity to obtain this chain-free, three separate bedroom attractive terraced property just a short walk from Beccles town centre. This property boasts a porch entrance, two reception rooms, kitchen and ground floor bathroom, upstairs three bedrooms lead from the landing. Outside a south facing garden and all important off road parking is accessed via Pig Lane. Early viewing is highly advised.

Accommodation comprises briefly:

- Entrance Porch
- Sitting Room with Fireplace
- Dining Room
- Kitchen
- Bathroom
- Master Bedroom
- Two Further Bedrooms
- Rear Garden
- Off Road Parking



The Property

Stepping through the front door of this attractive mid terraced property we are welcomed via the entrance porch from where we step into the sitting room. The first of two reception rooms the sitting room offers well proportioned space with a large window to the front aspect, a feature fireplace offer potential to re-instate an open fire or fit a woodburning stove. A door opens to the dining room where we find a window looking to the rear garden and stairs rising to the first floor, an understairs cupboard provides storage and door opens into the kitchen. The kitchen is fitted with a range of wall and base units which make space for a cooker, fridge and washing machine. The sink is set below a window looking to the garden and we find the modern combination boiler wall mounted. A rear lobby leads to outside and the bathroom at the rear where a fitted bath with shower over, wash basin and w/c are found. On the first floor the landing leads to all three bedrooms. Looking to the rear aspect we find two good size single bedrooms, the very rear has slightly limited head room by the window. Completing the accommodation the master bedroom is set to the front with a window looking onto Denmark Road.



Outside

From Denmark Road we approach the front the property via a small walled garden with a path leading to the front entrance porch. From the rear access along Pig Lane leads us to the off road parking area which in turn opens to the garden space. At the rear the garden enjoys a southerly aspect making the most of sun throughout the day, the garden is laid to patio and enclosed by timber fences, a path leads to the rear entrance via the lobby.

Location

The property is situated within walking distance of Beccles, a busy market town with many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town and there is a bus station with a daily service to London (Victoria) and regular services to Lowestoft, Norwich and many of the smaller villages around. The Beccles train station has a direct line to London Liverpool Street. The town is located on the Waveney River which is a gateway to the Broads network. The unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating. Mains water, electricity and drainage connected.

EPC Rating: TBA

Local Authority

East Suffolk Council

Tax Band: A

Postcode: NR34 9DN

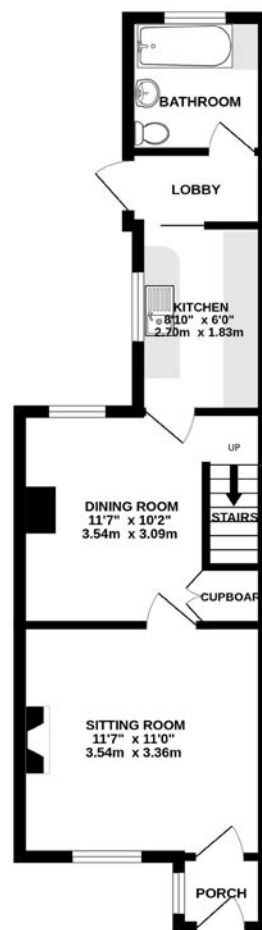
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.

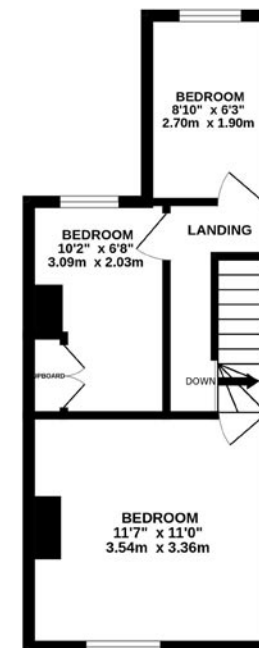
Guide Price £165,000

GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
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1ST FLOOR
292 sq.ft. (27.2 sq.m.) approx.



To arrange a viewing, please call 01502 710180

Offices throughout Norfolk & Suffolk:

Norwich City Centre	01603 859343
Diss	01379 644822
Bungay	01986 888160
Loddon	01508 521110
Halesworth	01508 521110
Harleston	01379 882535

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore N.B.1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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