

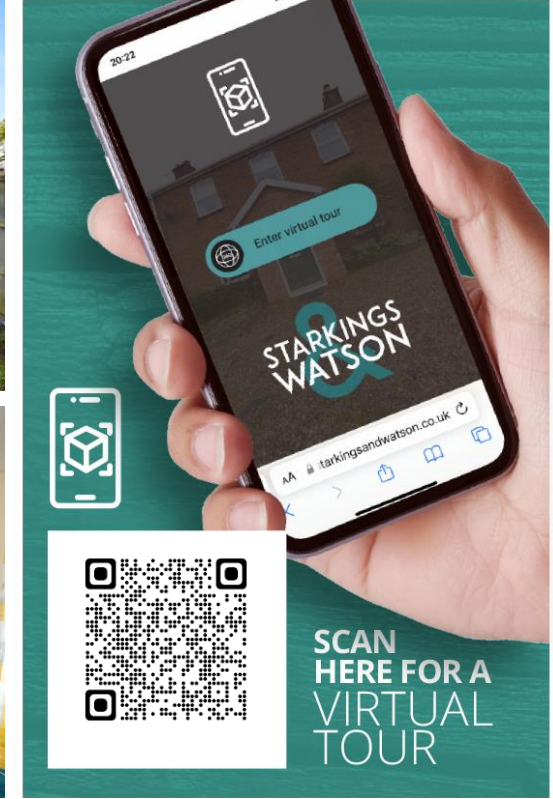
BANHAM ROAD

Beccles NR34 9JW

Freehold | Energy Efficiency Rating : D

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

FOR SALE  
PROPERTY



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STARKINGS  
&  
WATSON

- No Chain!
- End-Terrace Home
- Extended Kitchen & Conservatory
- Sitting Room & Dining Room
- Three Bedrooms Over Two Floors
- Modern Shower Room
- Lawned Gardens with Outbuilding
- Block Paved Driveway for Parking

### IN SUMMARY

NO CHAIN. This END-TERRACE FAMILY HOME has been EXTENDED and MODERNISED, still leaving a GENEROUS GARDEN to rear which enjoys the SOUTH SUN. Set back from the road, an attractive BLOCK PAVED DRIVEWAY offers ample parking and once inside, there is a SITTING ROOM, dining room, KITCHEN, conservatory and a GROUND FLOOR BEDROOM or office space. The first floor offers two further DOUBLE BEDROOMS completing the THREE BEDROOMS, and the FITTED SHOWER ROOM. Finished with gas fired CENTRAL HEATING and uPVC DOUBLE GLAZING, the property is presented in move-in condition! Located close to amenities and transport links, the property is an ideal FIRST TIME BUY or FAMILY HOME.

### SETTING THE SCENE

The property is approached via a block paved driveway providing off-road parking for multiple vehicles and access to the main property. There is timber panel fencing between the neighbours and a blue shingle laid at the border.

### THE GRAND TOUR

Passing through the uPVC obscure double glazed entrance door, there is fitted carpet underfoot, a radiator and the stairs leading to the first floor. Heading into the sitting room which runs across the width of the house, there are windows to front and side. An opening leads from the dining room and into the kitchen, with wall and base level cabinets, integrated double oven, hob and extractor fan with space provided for a dishwasher. In the adjacent conservatory, a utility area has been created with space and plumbing for a washing machine with windows facing to side and rear, whilst French doors lead to the garden. Heading upstairs there is a fitted carpet on the stairs and landing with the wall mounted gas fired central heating boiler at the top of the stairs. The shower room has a walk-in shower, low-level WC with hidden cistern and hand wash basin. Both of the bedrooms are double of which the main bedroom has built-in wardrobes.

### THE GREAT OUTDOORS

The rear garden is laid to lawn with a patio extending from the main property. There is a hard standing footpath which leads to the timber shed and there is timber panel fencing at the boundary.

### OUT & ABOUT

Located in the Town of Beccles, the property enjoys a residential position within walking distance to local amenities. The busy market town offers many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in



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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.

#### FIND US

Postcode : NR34 9JW

What3Words : ///gathering.cling.printer

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**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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**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
933.17 ft<sup>2</sup>  
86.69 m<sup>2</sup>

Reduced bedroom  
3.98 ft<sup>2</sup>  
0.37 m<sup>2</sup>