



27 London Road, Beccles

OIRO £325,000 Freehold

Boasting a charming bay fronted Victorian facade, this sympathetically extended and improved, 3-bedroom mid-terraced house exudes character and elegance. From the moment you enter through the front door, the original features and high ceiling heights showcase the timeless appeal of this well-presented home. A must-see for discerning buyers looking for a harmonious blend of heritage and modernity.

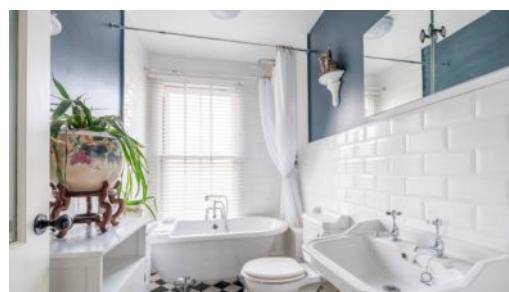
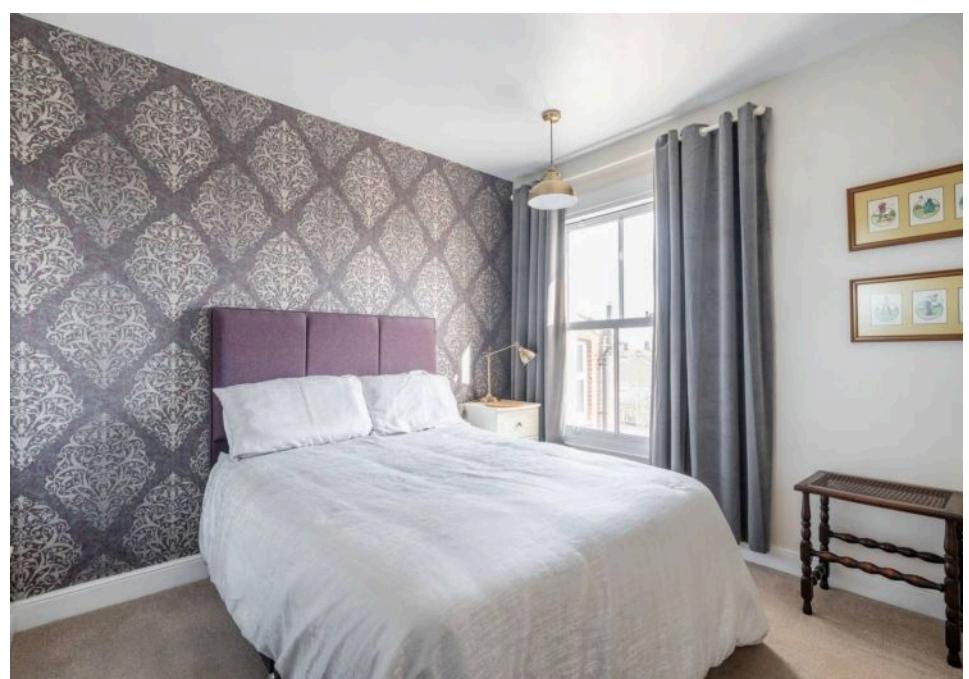
Location

Located in the heart of Beccles, London Road offers a prime position in this charming market town. Just a short stroll from the bustling town center, you'll find an array of independent shops, cafes, and restaurants, as well as essential amenities like supermarkets and healthcare services. The River Waveney is also nearby, perfect for scenic walks and waterside leisure activities. Commuters will appreciate the excellent transport links, with Beccles train station providing direct services to Lowestoft and Norwich, while the A146 offers easy access to surrounding towns and the Norfolk Broads. This sought-after location blends the best of convenience and countryside living, making it ideal for families, professionals, and retirees alike.



London Road

The inviting entrance hall sets the tone, with timber effect flooring leading to all primary living spaces. The sitting room, flooded with natural light from the bay window, features an attractive fireplace as the focal point. Moving through, the dining room offers a versatile space for formal dining or relaxation, with French doors providing access to the garden.



The generously proportioned kitchen is designed for both functionality and style, boasting ample storage, granite effect work surfaces, and modern appliances. A newly constructed shower room on the ground floor adds convenience and luxury to the space.

Ascending to the first floor, two comfortable double bedrooms with garden views await, with the master bedroom further enhanced by a charming bay window. The main bathroom combines modern amenities with classic Victorian styling, featuring a freestanding bath and tiled walls.

Outside, the property impresses with off-road parking for two vehicles on the spacious driveway. The rear garden offers a tranquil oasis, perfect for al fresco dining and relaxation, with easy access from the dining room and kitchen.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: B

Tenure: Freehold

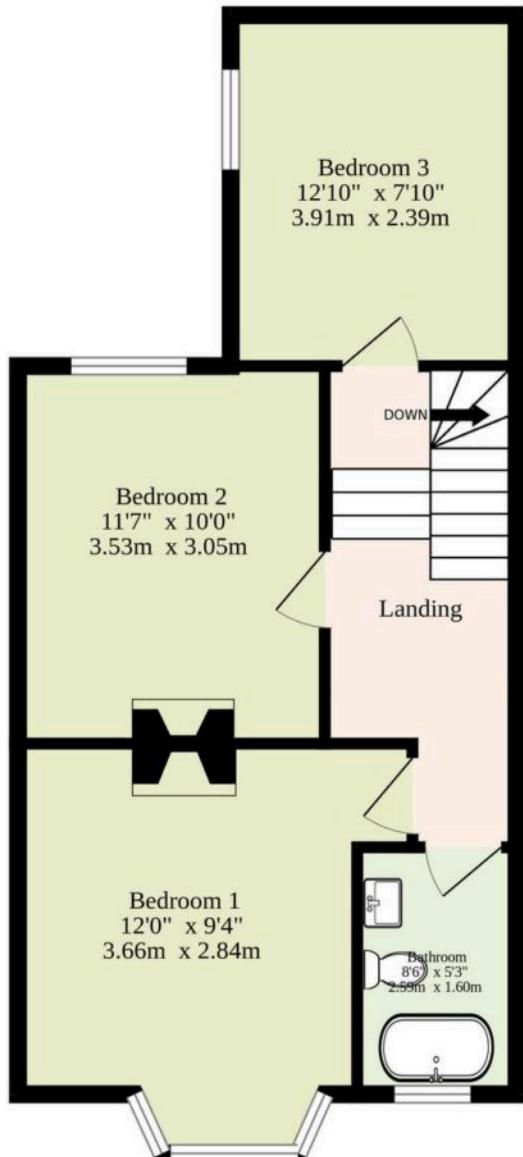
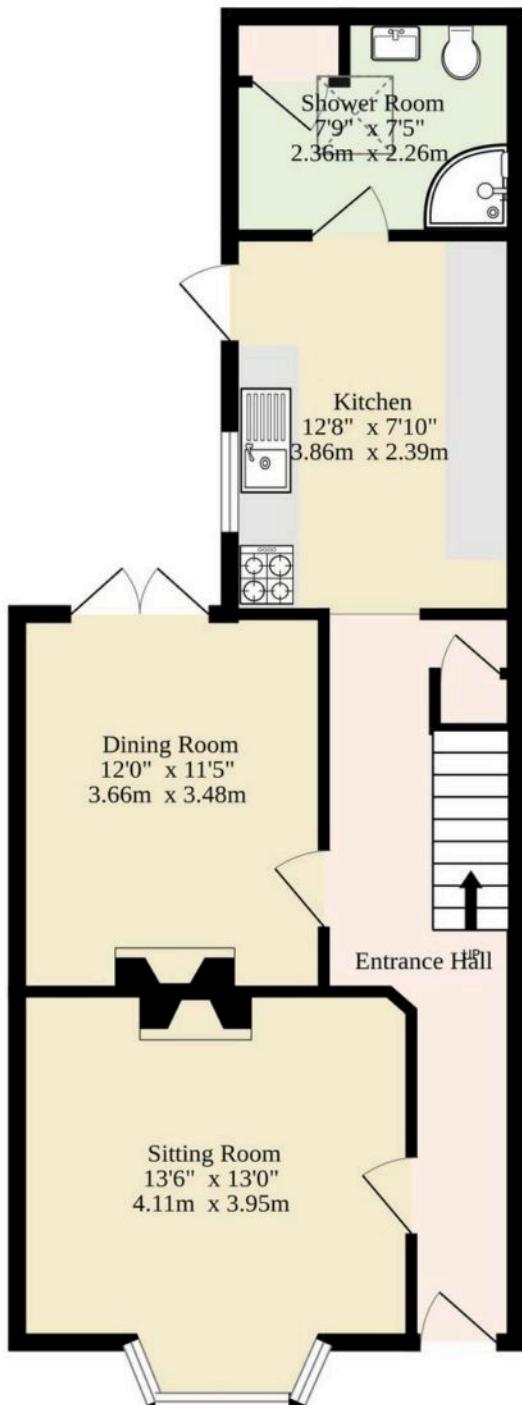
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Ground Floor
525 sq.ft. (48.8 sq.m.) approx.

1st Floor
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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.

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