





Ellough Road,Beccles NR34 7AA

william h brown

welcome to

Ellough Road, Beccles

A spacious three-bedroom terraced home featuring flexible living, a generous rear garden with endless possibilities, and off-road parking, conveniently situated within the sought-after market town of Beccles.

Entrance Hall
Double glazed front door. Access to lounge. Stairs leading to first floor. Radiator.

Lounge
Double glazed window to front. Access to kitchen. Laminate wood effect flooring. Understairs storage cupboard. Radiator.

Kitchen
Double glazed window to utility/dining room. Access to utility/dining room and bathroom. Vinyl flooring. Fitted units and worktops. Sink and drainer. Space for electric oven. Space for fridge freezer. Cooker head.

Utility/Dining Room
Double glazed french doors to rear. Double glazed windows to side and rear. Laminate wood effect flooring. Plumbing for washing machine and dishwasher. Space for tumble dryer. Radiator.

Bathroom
Double glazed window to rear. Tiled flooring and part tiled walls. Bathtub with overhead shower and glass screen. Wc and wash hand basin with built in vanity unit.

Landing
Access to all bedrooms. Carpeted stairs and landing.

Bedroom One
Double glazed window to front. Laminate wood effect flooring. Built in storage cupboard. Radiator.

Bedroom Two
Double glazed window to rear. Laminate wood effect flooring. Built in storage cupboard. Radiator.

Bedroom Three
Double glazed window to rear. Laminate wood effect flooring. Radiator.

Front Garden
Concrete pathway leading to front door with gravel driveway to side. Fence surrounding.

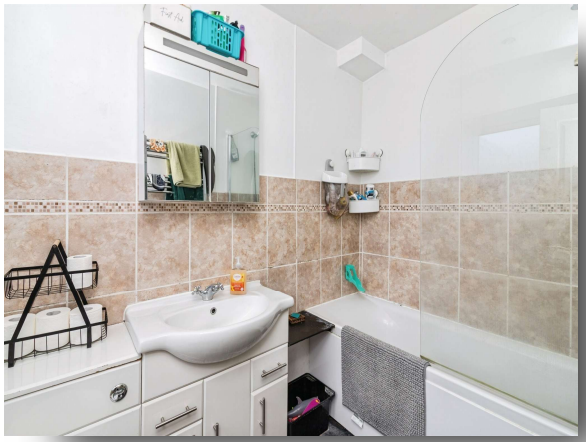
Rear Garden
Concrete pathway leading to artificial grass area. Grass area to rear of property. Mix of fence and privacy hedge surrounding.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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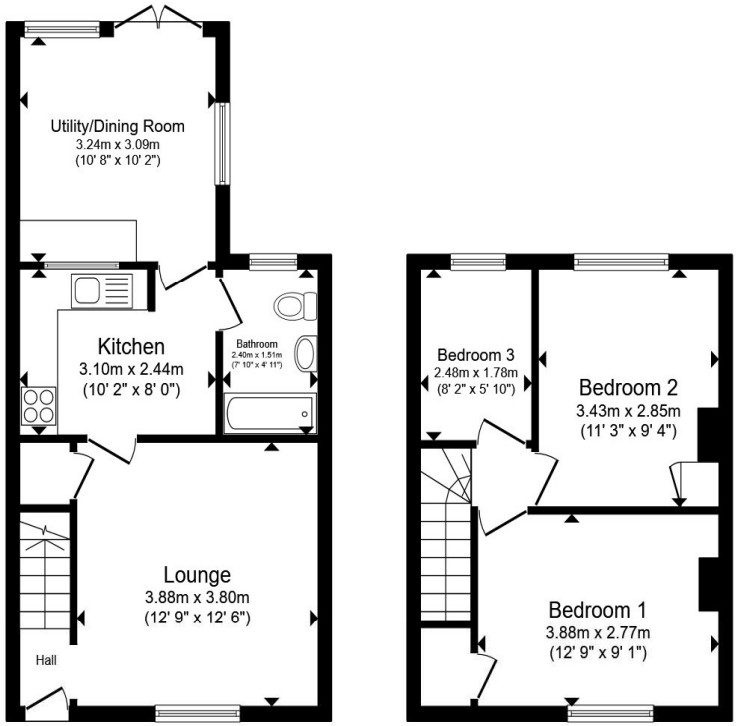
Ellough Road, Beccles

- Three Bedrooms
- Enclosed Substantial Rear Garden Plot
- Off Road Parking
- Rear Single-Story Extension
- Close to Beccles Town Centre

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over

£200,000



Total floor area 69.7 m² (750 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
LOW110202 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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