



*Fredericks Road
Beccles, Suffolk*

A Traditional Victorian-Style End-Terrace Home in a Convenient Town Centre Location. Having been lovingly maintained by the same owners for over 60 years, this attractive house offers a wonderful opportunity to acquire a traditional home in a highly convenient position on Fredericks Road, within easy walking distance of Beccles town centre. The property retains a number of features associated with its period and provides well-proportioned accommodation arranged over two floors.

Property Features

- Victorian End Terrace
- Three Bedrooms
- Entrance Lobby
- Separate Dining Room With Open Fireplace
- Separate Sitting Room
- Kitchen With Adjoining Breakfast Room
- Enclosed Rear Garden
- Driveway With Off Road Parking
- Economy 7 Storage Heating
- Secondary Double Glazing
- Well Maintained Throughout
- Highly Motivated Vendors



The Property:

The ground floor comprises an entrance lobby, separate sitting room, dining room with open fireplace, kitchen and adjoining breakfast room. To the first floor are three bedrooms and a family bathroom. Upon entering, the front door opens into a welcoming entrance lobby, with the staircase rising to the first floor. The sitting room is positioned towards the front of the property and features an electric fire, while the adjoining dining room also enjoys a front aspect and retains an attractive open fireplace, creating a characterful focal point and a versatile space for both everyday dining and entertaining.

To the rear is the kitchen, fitted with a range of base units and work surfaces incorporating an inset sink and drainer, together with a recess providing space for a freestanding electric cooker. An opening leads through to a useful breakfast room, providing additional everyday living space and offering pleasant views towards the rear garden.

The first floor provides three bedrooms, including two particularly good-sized double bedrooms, together with a family bathroom fitted with an enamel bath, WC and wash basin.







External

Outside, the property benefits from a driveway providing valuable off-road parking to the front, together with an enclosed front garden and pathway leading to the main entrance. The enclosed rear garden enjoys a good degree of privacy, with established hedging and fencing creating a pleasant and secluded environment. The garden is predominantly laid to lawn, complemented by paved and concrete areas providing space for outdoor seating and entertaining. There is also a useful brick-built outside WC with adjoining brick store.

Location

The location is particularly appealing, with the centre of Beccles just a short walk away, providing an excellent range of independent shops, cafés, restaurants, schools and everyday amenities, together with public transport links and access to the River Waveney and surrounding riverside walks. This is an ideal setting for those looking to enjoy all that the town has to offer without being reliant on a car.



Additional Information:

Local Authority : East Suffolk

Council Tax Band: B

Services: Economy 7 Storage heating and electric immersion for hot water, mains water supply and mains sewer.

Viewings: By Appointment Only

Post Code: NR34 9UG

EPC Rating: F

Guide Price : £210,000

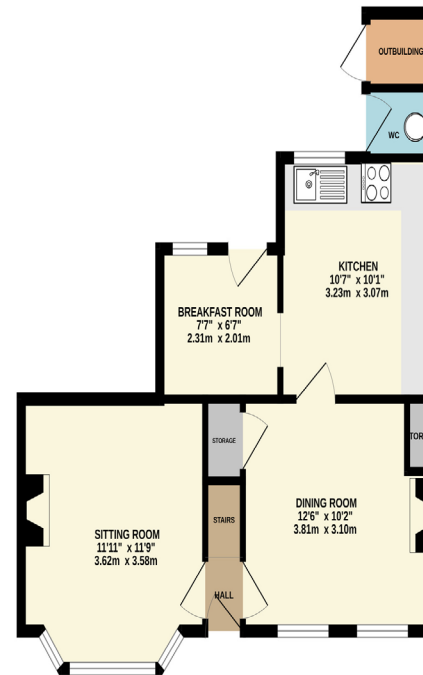
Tenure: Freehold

Property Disclaimer:

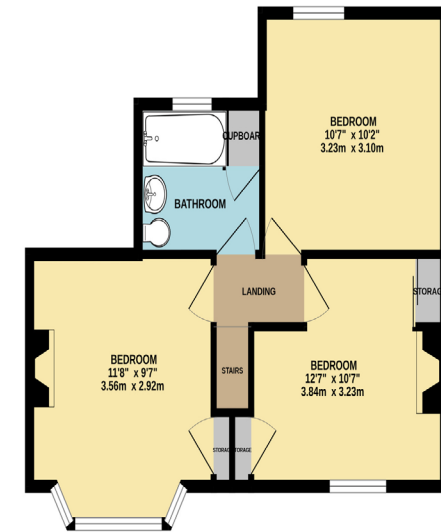
The property details are for guidance purposes only and do not form part of a legal contract. Whilst every care has been taken in preparation of these particulars; we advise potential buyers to check room measurements as all room measurements are approximate and therefore should not be relied upon.

The property is offered subject to contract and availability. Any services, systems or appliances referred to have not been tested by the selling agent unless specifically stated otherwise, and prospective purchasers are advised to satisfy themselves as to their condition and suitability.

GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 916 sq.ft. (85.1 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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