

20, Grove Road,

Beccles, NR34 9RB





Situated in a popular town centre location, this two-bedroom end-terrace property offers accommodation arranged over two floors and would make an ideal first-time purchase or investment opportunity.

The accommodation begins with an entrance door opening into the front reception room, featuring a window to the front aspect and an feature fireplace. This leads through to the second reception room, which provides a versatile additional living space and benefits from a further feature fireplace with wood-burning stove, stairs rising to the first-floor landing and French doors opening out to the rear of the property.

From the second reception room, access is provided to the galley-style kitchen, which has a window to the side aspect and leads through to a rear hallway. The rear hallway provides useful storage cupboard space and access to the outside, with a further door leading through to the ground floor bathroom.

To the first floor, the landing provides access to two bedrooms. The rear-facing bedroom benefits from a cupboard housing the boiler, whilst the front-facing bedroom features built-in storage.

Outside, the property benefits from a rear courtyard area accessed via a gate and a right of way over a neighbouring pathway. There is also a useful brick-built outbuilding currently utilised as a utility room, with a pathway continuing through to a further garden area.

Offered to the market with no onward chain, this property presents an excellent opportunity for first-time buyers or investors seeking a home within easy reach of Beccles town centre and its range of local amenities.

SERVICES

All mains services are connected (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold.

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk. Council Tax Band – A

2 2 1













No onward chain!

web2print

Floor Plan



Residential **Agricultural** **Commercial** **On Site Auctions** **Property Management** **Building Consultancy** **Auction Rooms** **Holiday Cottages**

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CONTACT US

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