



Fredericks Road, Beccles NR34 9UG

welcome to

Fredericks Road, Beccles

For sale for the first time in over 60 years - quaint, cottage-style end-terraced home with traditional features.

Front Garden

Concrete driveway with metal gate. Pathway leading to front door with metal gate. Mix of fence, brickwall and fence surrounding. Access to rear garden via side pathway.

Entrance Hall

Access to lounge and dining room. Stairs leading to first floor. Carpet flooring.

Lounge

Double glazed bay window to front. Carpet flooring. Feature fireplace. Radiator.

Dining Room

2x Double glazed windows to front. Access to kitchen. Carpet flooring. Feature fireplace. Integrated storage cupboard. Radiator.

Kitchen

Double glazed window to rear. Tiled flooring. Fitted units. Sink and drainer. Space for electric oven. Space for fridge/freezer.

Breakfast Room

Double glazed window to rear. Double glazed door to rear leading to garden. Carpet flooring. Radiator.

Landing

Access to all bedrooms and bathroom. Carpet flooring.

Bedroom One

Double glazed bay window to front. Carpet flooring. Integrated storage cupboard. Feature fireplace. Radiator.

Bedroom Two

Double glazed window to front. Carpet flooring.

Integrated storage cupboard. Feature fireplace. Radiator.

Bedroom Three

Double glazed window to rear. Carpet flooring. Radiator.

Bathroom

Double glazed window to rear. Carpet flooring. Bathtub. Wc and wash hand basin. Integrated storage cupboard.

Rear Garden

Concrete pathway leading to rear access gate. Various topiary throughout. Brick built shed. Mix of hedges, brickwall and fence surrounding.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.





view this property online williamhbrown.co.uk/Property/LOW109905



welcome to

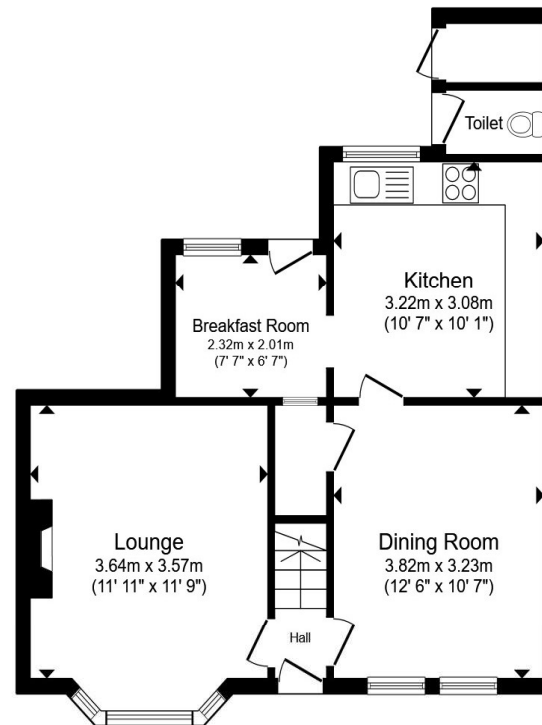
Fredericks Road, Beccles

- First time on the market in over 60 years
- Three-bedroom traditional home in central Beccles
- Within walking distance of shops, schools, transport, and green spaces
- Two reception rooms, both with electric fireplace heaters
- Spacious fitted kitchen

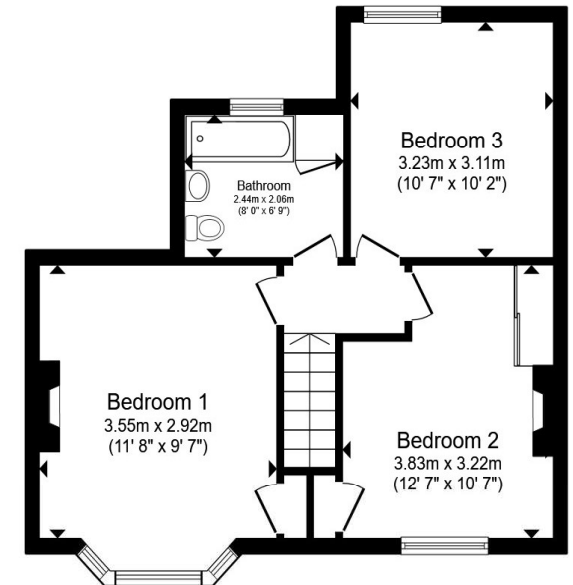
Tenure: Freehold EPC Rating: F
Council Tax Band: B

offers over

£290,000



Ground Floor



First Floor

Total floor area 96.8 m² (1,042 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


william
h brown

view this property online williamhbrown.co.uk/Property/LOW109905



Property Ref:
LOW109905 - 0008

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01502 585998



Lowestoft@williamhbrown.co.uk



138 London Road North, LOWESTOFT, Suffolk,
NR32 1HB



williamhbrown.co.uk