



Beccles, Suffolk

Guide Price £225,000

- No Onward Chain
- Gated Private Community
- Open Plan Living Dining Area
- Two Double Bedrooms
- Ensuite to Principal Room With Fitted Wardrobe
- Over 55's Only
- Modern Interior Throughout
- Garage and Fully Enclosed Rear Garden

Pound Road, Beccles

Beccles is a charming market town nestled on the edge of the beautiful Norfolk and Suffolk Broads, offering a perfect blend of riverside tranquillity and vibrant community life. Set along the River Waveney, it boasts a picturesque quay, independent shops, cosy cafés, and a range of local amenities, all wrapped in a friendly, welcoming atmosphere. With its historic architecture, regular markets, and easy access to both the Broads National Park and the Suffolk coastline, Beccles is an ideal location for those seeking a relaxed pace of life with plenty of character and natural beauty on the doorstep



Council Tax Band: A



DESCRIPTION

Beautifully refurbished throughout, this two-bedroom park home bungalow is set within a secure over-55s gated community just a stone's throw from Beccles town centre. The property offers two spacious double bedrooms, including a principal with a modern en-suite and built-in wardrobe, alongside a stylishly updated family bathroom. A bright and airy open-plan living/dining area is complemented by a fully fitted kitchen featuring integrated appliances, a gas hob, electric oven, fridge freezer, and generous cupboard space. Outside, the home benefits from a private garage and a fully enclosed rear garden with low-maintenance artificial lawn, perfect for easy living in a peaceful yet well-connected location.

LIVING AREA

The spacious living/dining area is bright and welcoming, flooded with natural light from large windows that create an airy, open feel. Thoughtfully laid out for both comfort and functionality, the space easily accommodates both lounge and dining furniture, making it ideal for relaxing or entertaining. Its open-plan design enhances the flow of the home, connecting seamlessly to the kitchen while offering a warm and inviting atmosphere.

KITCHEN

The kitchen is fully fitted and designed for both style and practicality, featuring a range of integrated appliances including a gas hob, electric oven, and fridge freezer. Ample cupboard space ensures plenty of storage, while the modern layout provides a functional workspace for everyday cooking. Finished to a high standard, the kitchen complements the open-plan living area, making it a central and convenient part of the home.

BEDROOMS

The bungalow offers two generously sized double bedrooms, both providing comfortable and versatile living space. The principal bedroom benefits from a modern en-suite shower room and a built-in wardrobe, offering both convenience and storage. The second double bedroom is equally spacious, ideal for guests, a home office, or additional storage, making the home perfect for flexible living.

BATHROOM

The family bathroom has been fully renovated to a modern standard, featuring contemporary fixtures and finishes that create a clean, stylish look. Designed with comfort and convenience in mind, it offers a fresh, updated space perfect for everyday use.

OUTSIDE

Outside, the property benefits from a private garage and a fully enclosed rear garden, offering both security and privacy. The garden features low-maintenance artificial lawn, making it an ideal space to enjoy the outdoors without the upkeep. Perfect for relaxing or entertaining, the outdoor area adds to the home's appeal, especially for those seeking a hassle-free lifestyle.

TENURE

Freehold

OUTGOINGS

Council Tax Band A

SERVICES

Mains gas, water and electricity

AGENTS NOTE

Over 55's only, 12 month occupancy, 1 dog or cat allowed, water and electricity rates included in monthly ground rent of £321.55

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

Tel: 01502 442889

REF: 20959/JD

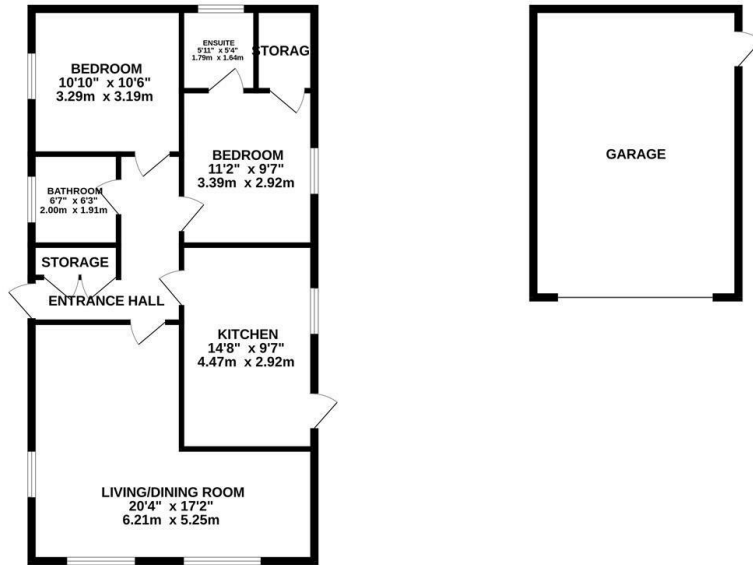
FIXTURES AND FITTINGS

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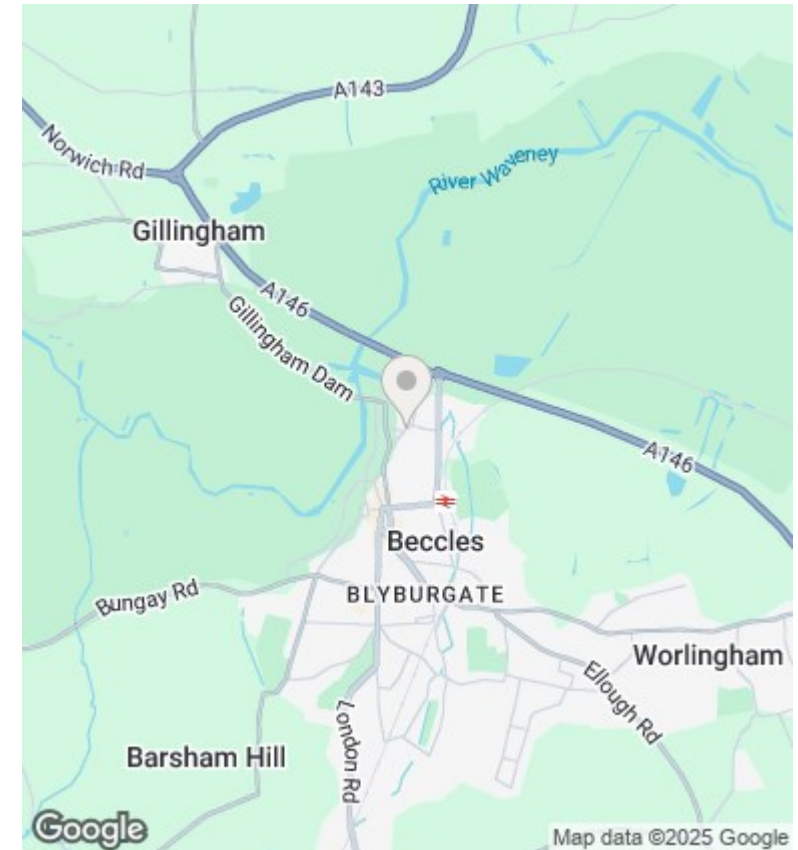




GROUND FLOOR 1118 sq.ft. (103.8 sq.m.) approx.



TOTAL FLOOR AREA: 1118 sq.ft. (103.8 sq.m.) approx.
While 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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for only 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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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com