



Beccles, Suffolk

Guide Price £195,000

- NO ONWARD CHAIN
- Modern Family Bathroom
- Side and Rear Garden Fully Enclosed
- Oversize Corner Plot
- Living and Separate Dining Area
- Convenient Beccles Town Location
- Two Double Bedrooms Off Landing
- Stylish Kitchen with Oven In Tower
- EPC - .C

Black Boy Meadow, Beccles

Beccles is a charming and historic market town situated on the River Waveney, on the edge of the beautiful Norfolk and Suffolk Broads, offering an appealing combination of riverside tranquillity, historic character and vibrant community life. The town centre is rich in attractive period buildings and offers a varied selection of independent shops, cafés, restaurants, traditional pubs and everyday amenities, creating a welcoming atmosphere and making many of the town's facilities easily accessible on foot. The picturesque Quay provides a wonderful riverside setting, with opportunities for leisurely walks, boating and enjoying the surrounding countryside, while the nearby Broads offer an abundance of opportunities for walking, cycling, fishing and exploring the waterways. Beccles also benefits from a popular weekly market held each Friday, bringing fresh local produce and a lively atmosphere to the town, alongside a good choice of schools and local services. Excellent transport connections make Beccles a convenient base for both commuting and exploring the wider region, with the railway station providing direct services towards London Liverpool Street and regular bus routes connecting the town with Norwich, Lowestoft and surrounding villages. The beautiful Suffolk Heritage Coast is also within easy reach, with the popular seaside destinations of Southwold and Walberswick accessible by car, as well as the wider attractions of the Suffolk and Norfolk countryside. Whether enjoying a coffee in the town centre, taking a stroll along the river, exploring the waterways of the Broads or heading to the coast for a day beside the sea, Beccles offers a relaxed and well-connected lifestyle, combining the charm of a traditional market town with easy access to some of East Anglia's most beautiful countryside, waterways and coastline.



Council Tax Band: A



DESCRIPTION

Situated on Black Boy Meadow in Beccles, this attractive two-bedroom end-of-terrace house offers spacious and versatile accommodation throughout, complemented by a generous corner plot garden. The ground floor comprises a large and welcoming living room, providing an ideal space for relaxing and entertaining, alongside a separate dining room, perfect for family meals or hosting guests. The modern-style kitchen is fitted with an oven housed within a tower unit, a gas hob and tiled splashback. This leads through to a useful utility area with additional cupboard storage, together with the convenience of a downstairs W.C. Upstairs, the property offers two well-proportioned double bedrooms and a modern family bathroom. The bathroom features an L-shaped bath with shower over, a wash basin set within a vanity unit and a W.C. Externally, the property benefits from a particularly good-sized garden, enhanced by its corner plot position and additional side garden. The outdoor space is arranged into two areas, featuring artificial grass and a wooden decked area to the rear, creating an ideal setting for outdoor dining, entertaining or simply enjoying the warmer months. Conveniently located in Beccles, the property is well placed for access to the town centre and its range of local shops, schools, amenities and services. An excellent opportunity for those seeking a well-proportioned home with flexible living space and a generous outdoor area.

LIVING/DINING AREA

The spacious and welcoming living room offers a comfortable and versatile space, ideal for both relaxing and entertaining. Its generous proportions provide plenty of room for a range of furniture, creating an inviting setting for everyday living and spending time with family and friends. Positioned separately, the good-sized dining room provides an excellent additional reception space, ideal for family meals, dinner parties and entertaining guests. The separate layout offers flexibility for a variety of uses, whether as a dedicated dining area or a space to suit individual needs. Together, the living room and dining room provide well-balanced ground-floor accommodation, offering both comfort and practicality.

KITCHEN

The separate kitchen is fitted with a modern-style range of units, providing

practical storage and preparation space. The kitchen benefits from an oven housed within a convenient tower unit, a gas hob and a tiled splashback, creating a functional space for everyday cooking. Leading through from the kitchen is a useful utility area, offering additional practicality for household appliances and laundry facilities, along with a cupboard providing further storage. The ground floor is also complemented by a conveniently located W.C., making this a well-designed and functional area of the home.

BEDROOMS

The first floor offers two well-proportioned double bedrooms, both providing comfortable and versatile accommodation. The rooms offer ample space for bedroom furniture, with potential to personalise and arrange the layouts to suit individual needs. The second bedroom could also lend itself to use as a guest bedroom, home office or dressing room, depending on requirements. Together, the two bedrooms provide practical and comfortable sleeping accommodation, making the property well suited to couples, small families or those looking for additional space.

BATHROOM

The modern family bathroom is fitted with a contemporary three-piece suite, comprising an L-shaped bath with shower over, a wash basin set within a stylish vanity unit and a W.C. The L-shaped bath provides additional space for showering, while the vanity unit offers useful storage for everyday bathroom essentials. Finished in a modern style, the bathroom provides a practical and comfortable space to cater to the needs of the household.

OUTSIDE

Externally, the property benefits from a generous garden, enhanced by its attractive corner plot position, which provides additional outdoor space to the side of the property. The garden is arranged into two distinct areas, offering a versatile setting for relaxing, entertaining and enjoying outdoor living during the warmer months. The side garden features artificial grass, providing a low-maintenance outdoor area, while the rear garden benefits from a wooden decked section, ideal for outdoor seating, dining and socialising with family and friends. The additional side garden offers further flexibility, making the most of the property's corner plot and creating a pleasant outdoor space to enjoy throughout the year.

SERVICES

Mains gas, electricity, water and drainage

TENURE

Freehold

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

AML

Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant

VIEWING ARRANGEMENTS

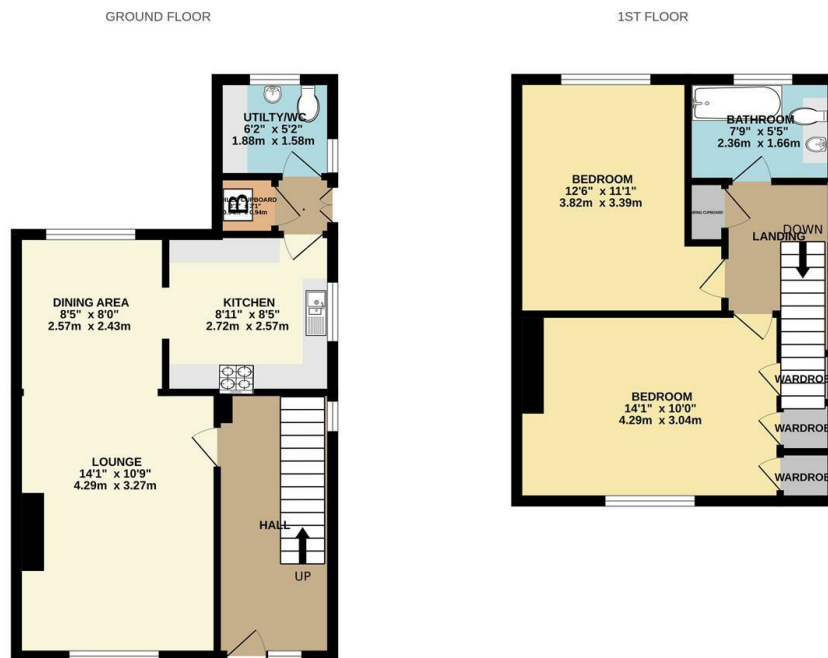
Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

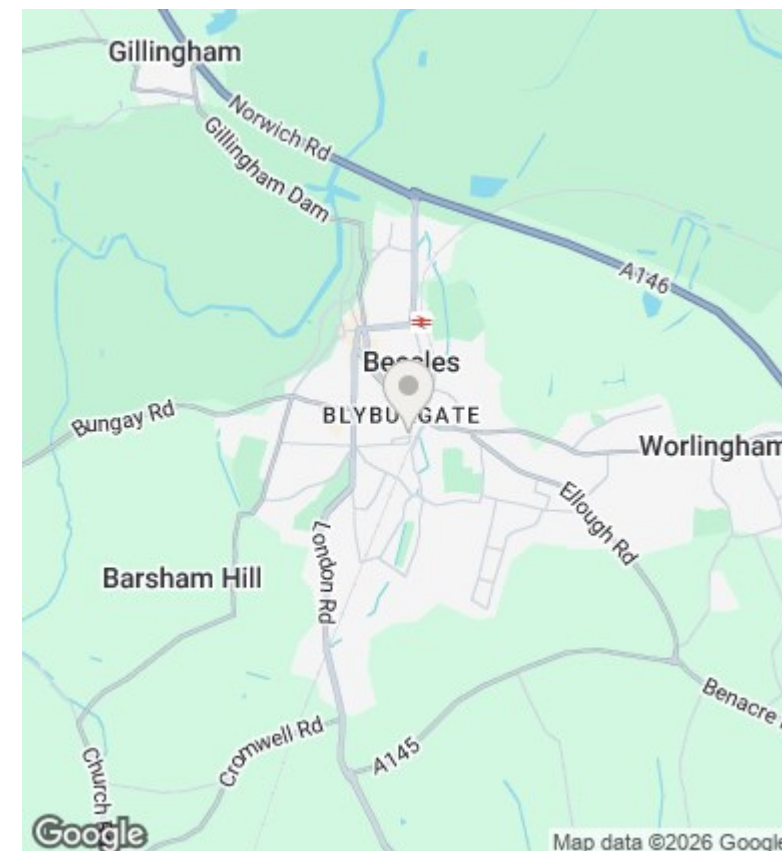
Tel: 01502 442889







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.
Made with Metropix ©2025



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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