# **50 Fredericks Road**Beccles | Guide Price £219,500













# Charming three bedroom terraced home located in a popular section of the town.

Entering from the front to a well-appointed sitting room with window overlooking the front aspect. A central hallway with stairs rising to the first floor connects the sitting room with the rear reception room which serves well as dining room and opens to a kitchen which has been refitted by the current owner. A rear hall provides access to a ground floor bathroom as well as the garden.

Upstairs, three cosy bedrooms await, offering a peaceful retreat and all accessed off a landing ensuring privacy for each room. Stepping outside you will discover a delightful enclosed rear garden, perfect for relaxing or entertaining.

#### **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.)

#### **VIEWING**

Strictly by appointment with the agent's Beccles Office.

#### **LOCAL AUTHORITY**

East Suffolk Council





















# FLOOR PLAN





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

## **IMPORTANT NOTICE**

#### Durrants and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### **CONTACT US**

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