



92 Banham Road

Beccles, NR34 9JW

Offers Over £200,000



*** SUPERB 3 BEDROOM FAMILY HOME *** Aldreds are delighted to offer this outstanding property situated in this much sought after Beccles location. All amenities and waterside walks are nearby and Norwich and Lowestoft are easily accessible via the A146 along with good bus and train links. A bright and airy home that is very well presented with generous lawned gardens and benefits gas central heating and Upvc windows. ** Early Viewing Strongly Advised **



Entrance Hall

Fitted carpet, galleried staircase leading off to the first floor, Upvc entrance door, radiator.

Lounge 10'7" x 16'9" (3.25 x 5.12)

Fitted carpet, double aspect Upvc windows, radiator, power points, T.V point, fireplace with electric fire.

Dining Room 10'7" x 9'7" (3.24 x 2.93)

Fitted carpet, coved ceiling, radiator, power points, wide opening leading to the open plan kitchen.

Kitchen 10'3" x 8'5" (3.13 x 2.58)

Tiled effect vinyl flooring, range of fitted kitchen units, extended work surfaces, in built stainless steel double oven with four burner ceramic hob, extraction cooker hood, tiled splash backs, power points, stainless steel sink with single drainer, recess for all white goods including plumbing for washing machine, Upvc window and Upvc door leading to conservatory.

Bedroom 3 9'4" x 7'0" (2.87 x 2.14)

Fitted carpet, Upvc window, T.V point, power points, radiator.

Conservatory 8'7" x 11'9" (2.62 x 3.60)

Timber effect vinyl flooring, pitched glass roof, power points, large aspect Upvc windows, double Upvc doors leading to the rear garden, fully heated with a radiator.

First Floor

Landing with fitted carpet, wall mounted energy efficient combination boiler, full sized storage cupboard, Upvc window, power points.

Bedroom 1 10'8" x 13'5" (3.27 x 4.11)

Fitted carpet, coved ceiling, Upvc window, radiator, power points.

Bedroom 2 10'5" x 9'11" (3.20 x 3.03)

Fitted carpet, power points, T.V point, Upvc window, radiator.

Family Shower Room

Stripped and painted floor boarding, modern shower suite comprising a double shower cubicle, vanity sink unit, low level W.C, radiator, Upvc window.

Services & Tenure

Freehold

Council Tax Band A

EPC - D

Mains Water Gas Electric and Drainage

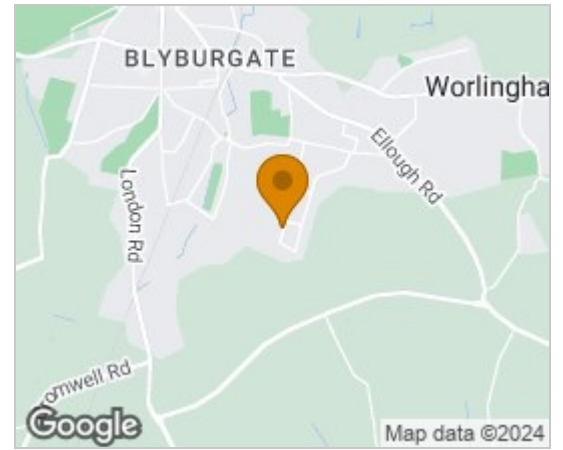
Outside To The Front

There is a brick weave driveway providing parking for up to 2 cars, with a footpath leading to the front door. Enclosed by low level timber fencing.

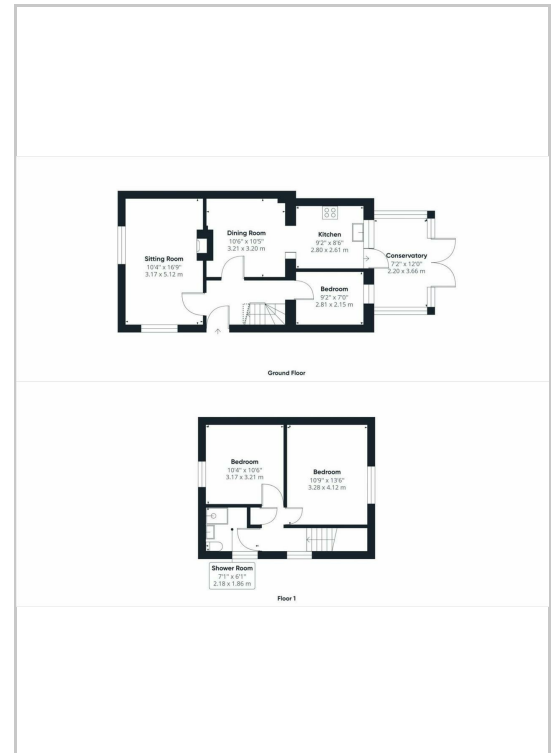
Outside To The Rear

There is a west facing lawned garden with patio seating area and patio footpath enclosed by high fencing with a substantially built timber workshop, pedestrian rear access.

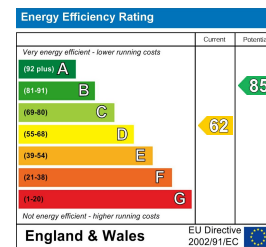
Area Map



Floor Plans



Energy Efficiency Graph



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