



## 31 Clerks Piece, Beccles

Guide Price £180,000 - £190,000

# 31 Clerks Piece

## Beccles

Situated just a few minutes from Beccles town centre is this modern two-bedroom home. With its low-maintenance interior and gardens plus ample parking and turn-key appearance, this is a great buy for those looking for their first rung on the property ladder.

## Location

Beccles is a historic market town located in the northeastern part of Suffolk, England, along the banks of the River Waveney. Part of the picturesque Waveney Valley, Beccles is known for its beautiful riverside views, charming streets, and a blend of medieval and Georgian architecture. The town offers easy access to the Norfolk Broads National Park, making it a popular destination for boating, walking, and nature enthusiasts. With its bustling local markets, independent shops, and close-knit community, Beccles combines the appeal of rural Suffolk with the conveniences of modern life, attracting both tourists and residents alike.







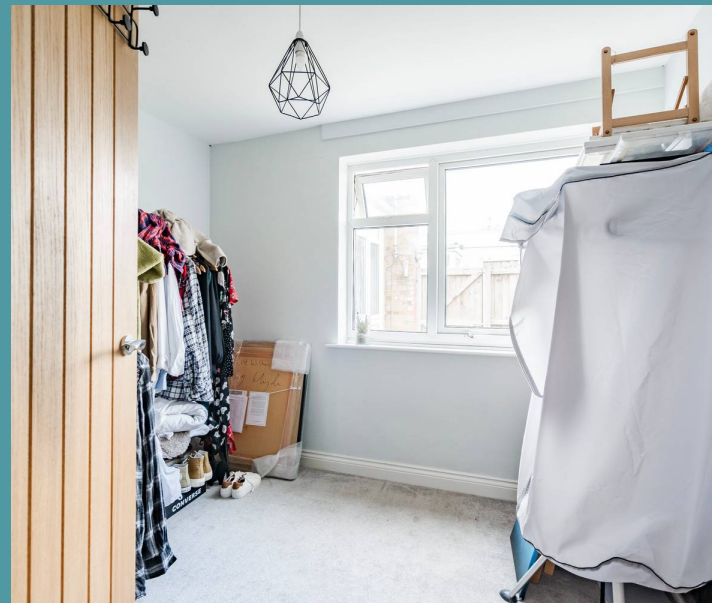
## 31 Clerks Piece

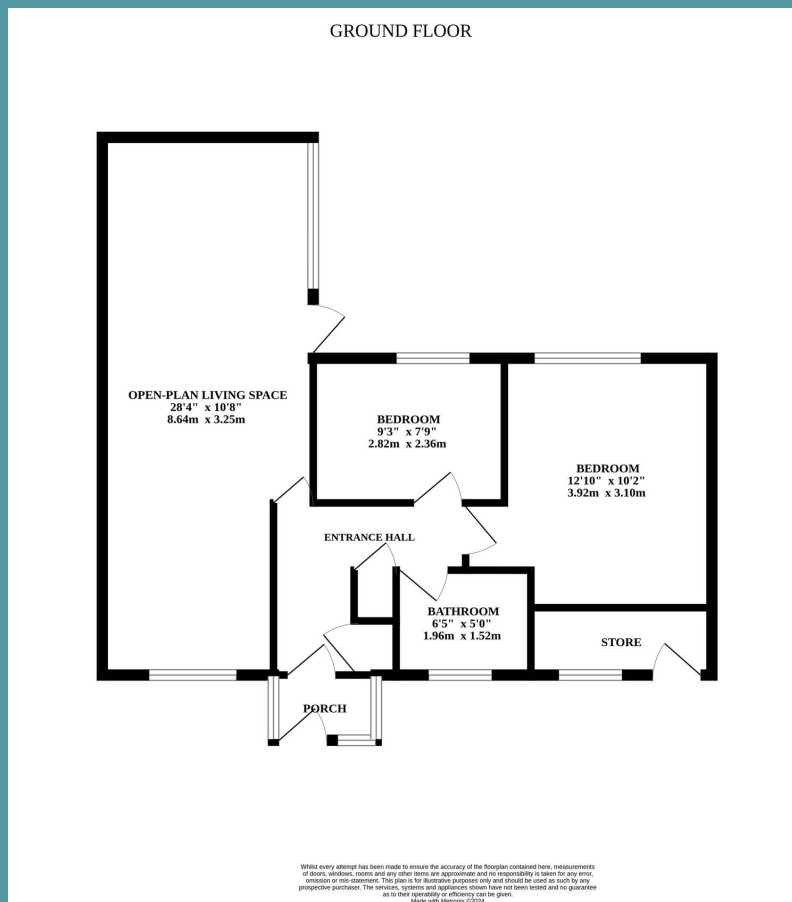
### Beccles

This inviting property is nestled in a quiet neighbourhood and offers comfort and contemporary design. The open-plan kitchen, lounge, and dining area create a spacious, light-filled atmosphere perfect for modern living. With two generous double bedrooms, this home is ideal for anyone seeking a fantastic first property.

The stylish kitchen has built-in appliances, adding to the home's modern appeal. Ample parking at the front ensures convenience for both residents and guests. The light and airy ambience makes this home an ideal space for relaxation and entertaining.

Conveniently located near local amenities, this property combines practicality with everyday ease. The enclosed rear garden provides a private outdoor retreat for leisure and recreation. Overall, this home offers a wonderful opportunity for modern comfort in a highly desirable location.





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Beccles

### Agents Note

We understand the property will be sold freehold, connected to mains services with gas central heating.

Council tax band A.

- QUIET LOCATION
- OPEN PLAN KITCHEN/LOUNGE/DINER
- TWO DOUBLE BEDROOMS
- LIGHT & AIRY THROUGHOUT
- AMPLE PARKING TO THE FRONT
- BRILLIANT STARTER HOME
- CLOSE TO LOCAL AMENITIES
- MODERN, STYLISH KITCHEN
- ENCLOSED REAR GARDEN



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>26</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 