



**PANTERA
PROPERTY**

10 North Park Road
Harrogate
HG1 5PG

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14 Viewpoint Mews

Shipmeadow, Beccles, NR34 8EX

We are pleased to bring to market this characterful four-bedroom end-of-terrace house, providing a private rear garden and off-street parking.

Please note we will commence viewings for this property in the new year.

£185,000

14 Viewpoint Mews

Shipmeadow, Beccles, NR34 8EX

- End-terrace
- Four-bedroom
- Vacant Possession
- Parking
- Garden
- No chain
- Grade II Listed

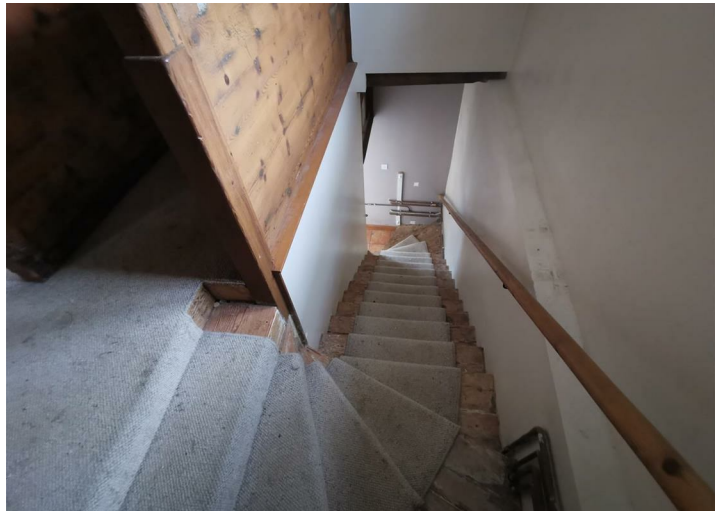
We are pleased to bring to market this characterful four-bedroom end-of-terrace house, providing a private rear garden and off-street parking.

The accommodation briefly comprises of a reception room, kitchen and a downstairs wc to the ground floor.

The first floor provides two bedrooms (one with an ensuite) and the house bathroom.

The remaining two bedrooms are situated on the second floor.

The property is sold with vacant possession and there is no onward chain. We understand the property is owned on a Freehold basis.

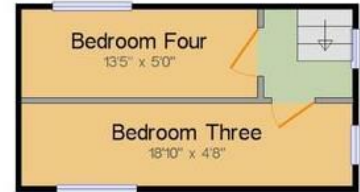




Ground Floor



1st Floor



2nd Floor

Total approx floor area: 1224.6 ft² (113.8 m²)
 Ground Floor: 518.1 ft² (48.1 m²)
 1st Floor: 518.1 ft² (48.1 m²)
 2nd Floor: 188.5 ft² (17.5 m²)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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



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