



## 69 FAIR CLOSE BECCLES, NR34 9QT

£850

Nestled in the charming Fair Close of Beccles, this delightful terraced house offers a cosy retreat for those seeking a new abode. Boasting two inviting reception rooms, perfect for entertaining guests or simply unwinding after a long day, this property exudes warmth and comfort. Situated in a convenient location, residents can benefit from permit parking on the road, available for a nominal fee of £30 per year from East Suffolk Council. The ease of parking adds to the appeal of this lovely home, making it a practical choice for those with vehicles.

The house features electric heating, high efficiency new Dimplex storage heaters installed Autumn 2023, ensuring a cosy atmosphere during the colder months. Additionally, the option of zero deposit, albeit at a small fee of 1 week's rent, provides flexibility for prospective tenants. This, coupled with the opportunity to acquire some nearly new furniture and white goods, makes moving in a hassle-free experience.

For those interested in making this charming property their home, simply click 'email agent' to initiate contact. Please note that a registration form is required before viewings can be arranged. The initial Assured Shorthold Tenancy (AST) agreement spans 6 months, with the possibility of a long-term let for added peace of mind.



**CASTLE  
HOMES**  
LETTINGS LTD



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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