



12 ROSEMARY LANE
BECCLES



Charming one bedroom cottage located in a desirable location, close to the river with a much sought after off road parking space.

Steps up to the front entrance which opens to a pretty sitting room with stairs rising to the first floor and beautiful reclaimed flooring and door at the far end of the sitting room leads to a kitchen which is fitted with an attractive range of units and has a breakfast bar at one end. A rear porch gives access on to Rosemary Lane.

Moving up to the first floor where the characterful features increase with the presence of exposed timbers and part vaulted ceilings. The bedroom feels very spacious and extends through to a dressing area with built in cupboard. It is worth noting that the property could, very easily, be divided to form two bedrooms if a buyer so wished. The first floor accommodation is completed by a bathroom.

Outside, there is a small area of garden to the front and a communal area nearby which is useful for storing bins and hanging washing. An off road parking space is a particularly appealing feature of this property.

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

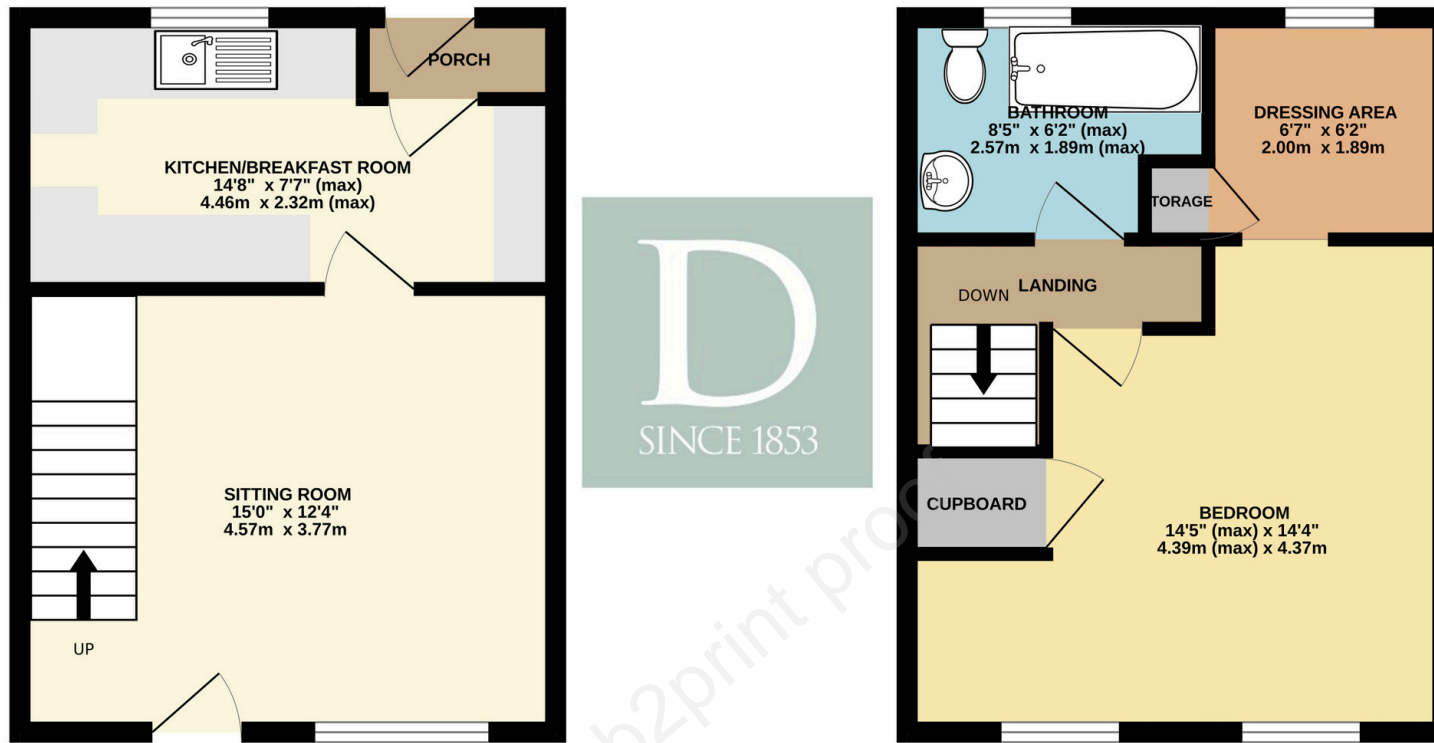
East Suffolk Council. Council Tax Band - A





NO ONWARD
CHAIN

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.

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CONTACT US

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