



9 PUDDINGMOOR
BECCLES, NR34 9PL



Positioned on one of Beccles most sought-after roads with partial views of the river this unique three bedroom town house offers well-proportioned accommodation with garage & off road parking.

Approaching from the side of the property to an entrance hall with stairs rising to the first floor. From here access is gained to the kitchen which is newly fitted with a range of units. Beyond the kitchen is a garage which is generously proportioned offering space for a car as well as additional storage. The ground floor accommodation is completed by a useful shower room.

On the first floor the landing has access to a side balcony which leads to the garden and prospective purchasers may care to note that planning has been granted to increase the size of this balcony area. The sitting room is located on the first floor and has lovely views over Puddingmoor to the river beyond. At the far end of the sitting room is a door which leads to two bedrooms and a family bathroom. A third bedroom is located off the landing but due to the flexibility of this house, these rooms can be utilised however a buyer wishes.

Outside, in addition to the garage there is a driveway offering off road parking. The garden is tiered offering interest and privacy for a buyer.

DIRECTIONS

On foot from Beccles town centre. Head to the church, take the path to the left hand side and thence the steps to Puddingmoor. Bear left and the property will be seen on the left hand side, opposite the road where Beccles Lido is situated. It is approximately 100 metres down to the River Waveney.

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 - D



3



2



1



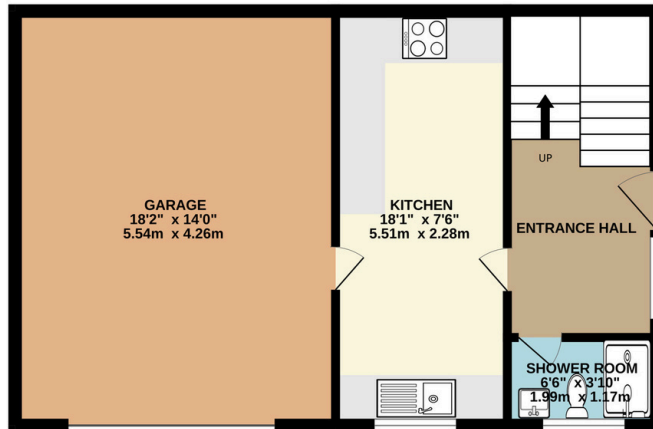
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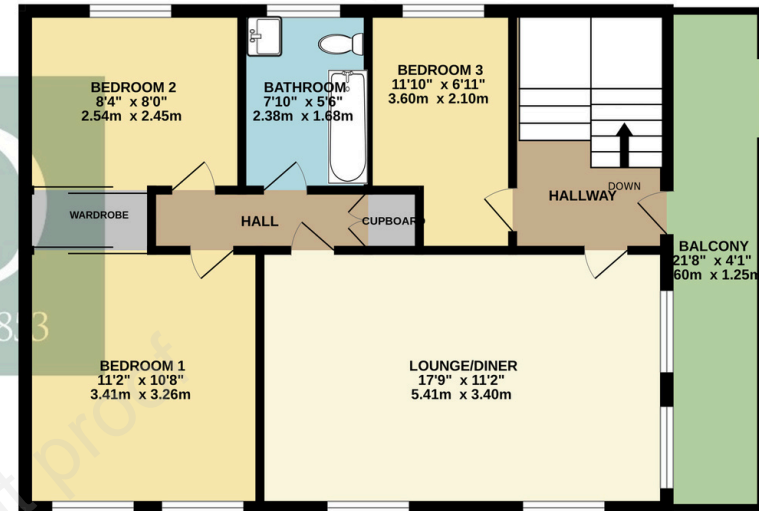
NO
ONWARD
CHAIN.

FLOOR PLAN

GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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