



43 ST GEORGES ROAD  
BECCLES NR34 9YA





Two bedroom, semi-detached home with rendered facade, well positioned within the town.

**The property is set back from the road and you approach the front door along a path aligned with lawn.**

Outside the rear garden is mainly laid to lawn with a path way leading around from the front, along the side of the property, giving access to the garden store.

Upon entering the property, you come into the welcome hall with stairs leading up to the first floor and access to the two reception rooms. The first reception room, used as the sitting room, features a bow window overlooking the front aspect and allowing ample natural light in. The second reception room can serve as a dining room or a versatile space, depending on your needs. Connected to the rear reception room is the kitchen, equipped with cabinetry and counter space.

Moving towards the rear of the property, steps lead down to the rear hall where you find the downstairs toilet which provides additional convenience for guests and family members. This area also allows access to the rear garden.

Moving upstairs, the landing gives access to two double bedrooms and a storage cupboard. Completing the upstairs is a family bathroom.

### 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 - B

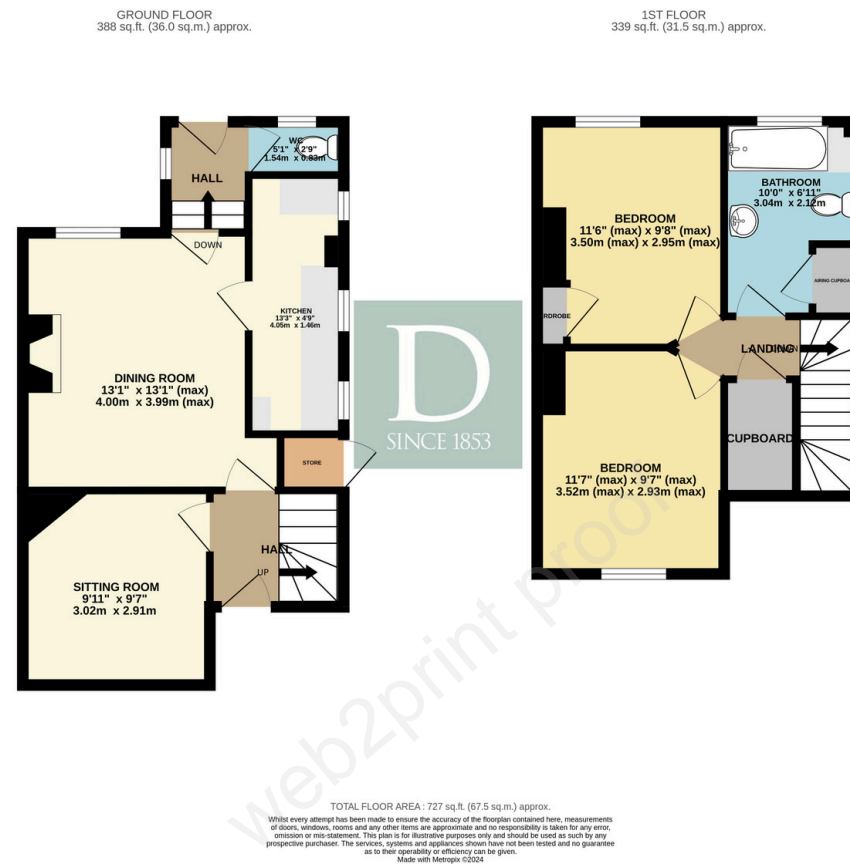






NO  
ONWARD  
CHAIN

## 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.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

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