



35 KILBRACK  
BECCLES, NR34 9AS





This three-bedroom end-of-terrace property offers an exciting opportunity for renovation, situated in a prime location with lovely views over the grasslands of the former Kilbrack Cemetery.

Entering the property via a side porch, you are welcomed into an inner hallway with stairs leading to the first floor. The spacious sitting room enjoys a front-facing aspect, while an adjoining dining room provides a great space for family meals. The dining room connects to the kitchen, which in turn leads to a rear hallway and a convenient shower room.

Upstairs, the property features two generously sized double bedrooms accessed from the stairwell, with a further third bedroom located beyond the second bedroom.

This home offers ample potential for renovation, and prospective buyers may wish to explore the possibility of adding an extension to the side (subject to obtaining the necessary consents), or simply enhancing the existing space.

The property is set in a highly sought-after location on an unadopted road, just a short distance from local amenities, making it an ideal project for those looking to add their own touch in a peaceful and convenient setting.

#### SERVICES

Mains electricity, water and sewerage 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



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NO ONWARD  
CHAIN

FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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- 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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