5 LADYS MEADOW BECCLES, NR34 9DR

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# This delightful cottage is ideally positioned close to the town centre of Beccles.

#### As you enter the property, you immediately come in to the inviting sitting room.

Following on through to the dining room, which gives access to the first floor and the kitchen.

To the rear of the property the ground floor is completed by the family bathroom and hall giving access to the back garden.

On the first floor, you find the main bedroom at the front of the property. The second bedroom is central to the first floor and also provides access to the third bedroom to the rear of the property.

There is a small, picket-fenced area at the front of the property. The rear garden is bordered by conifers and fencing and comprises of a paved terrace and lawned area.

Beccles is a busy market town with a wide variety of shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town.

The property is situated just minutes walk from the local train station. There is also a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages around.

# **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

# AGENTS NOTE

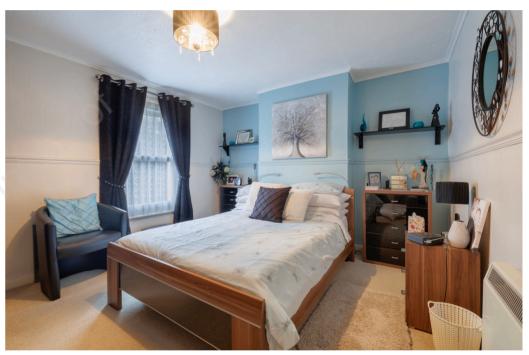
Property is being sold with tenant in situ.













CLOSE TO TOWN CENTRE

#### FLOOR PLAN

GROUND FLOOR 351 sq.ft. (32.6 sq.m.) approx.

1ST FLOOR 296 sq.ft. (27.5 sq.m.) approx



# 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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