



3 Old College Close Beccles

GUIDE PRICE £265,000

Freehold

Situated a short walk to the Town Centre and close all amenities, is this modern two bedroom town house located in the conservation area on Ballygate. the property has an entrance hall, lounge dining room, fitted kitchen, separate utility and cloakroom and conservatory overlooking the pretty enclosed courtyard garden. On the first floor there is a landing, two bedrooms with fitted wardrobe cupboards and family bathroom, there is also an added benefit of an allocated parking space.



Favoured Town Centre Location
Modern Two Bedroom Town House
Lounge / Dining Room
Fitted Kitchen
Separate Utility & WC
Pretty Courtyard Garden
Allocated Parking
No Onward Chain
Gas Central Heating

ENTRANCE HALL

Timber and glazed front door, smooth plastered ceiling with ornate plaster coving, staircase to first floor, radiator.

LOUNGE/DINING ROOM

Sash style window to front aspect, smooth plastered ceiling with ornate plastered coving, understairs storage cupboard, tow radiators.

KITCHEN

Sash style window to rear aspect, textured ceiling, range of fitted base and wall cupboards work surfaces over, tiled splash back, textured one and half bowl sink and drainer, built in double oven, gas hob, extractor hood

over, integrated fridge.

UTILITY ROOM

Glazed door to conservatory, textured ceiling, textured sink and drainer, plumbing for washing machine, range of base and wall cupboards, work surfaces over.

CLOAKROOM

Sash style window to rear aspect, low level WC, wash hand basin, tiled splash back, radiator.

CONSERVATORY

Of timber and brick construction with glazed roof, sliding doors to rear courtyard, storage cupboard housing Valliant Gas Boiler.



FIRST FLOOR LANDING

Built in airing cupboard, access to loft space.

BEDROOM ONE

Sash style window to front aspect, fitted double wardrobe cupboard, radiator.

BEDROOM TWO

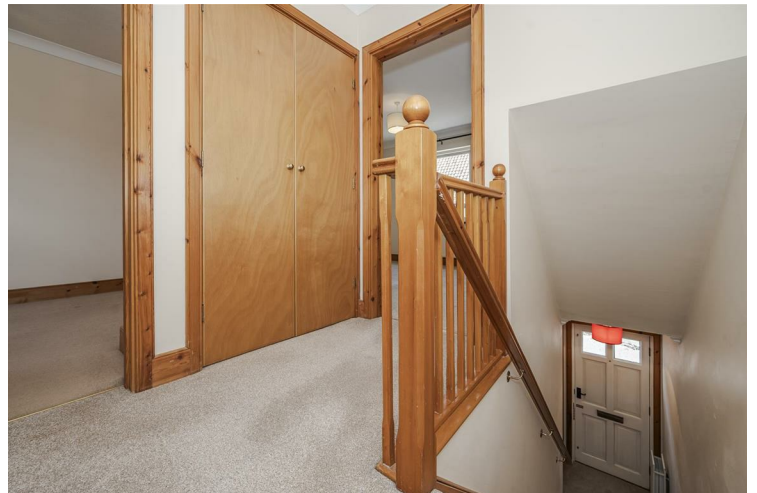
Sash style window to rear aspect, fitted double wardrobe, radiator.

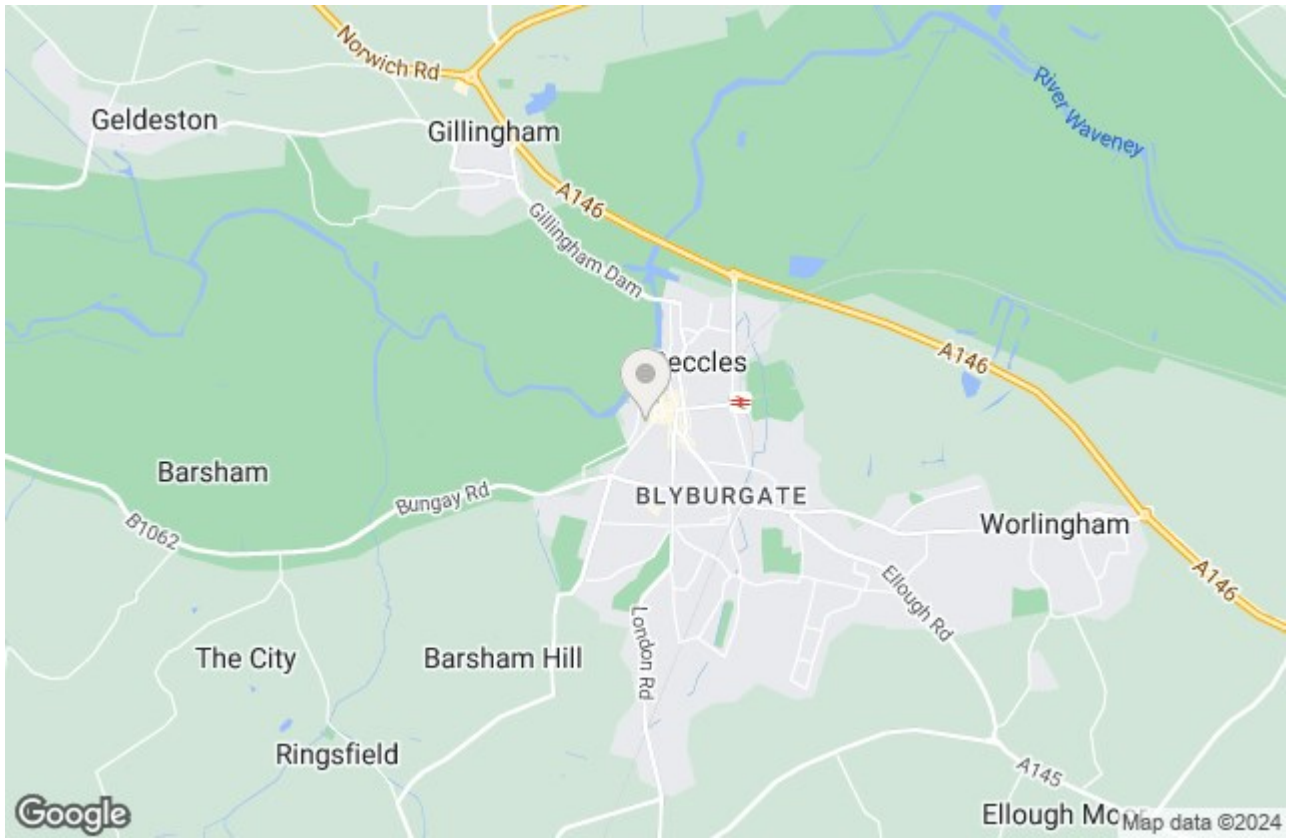
BATHROOM

Coloured suite, panelled bath with mixer shower over, low level WC, wash basin with vanity cupboard beneath, tiled splash back, radiator.

EXTERNAL

Pretty paved courtyard garden, various shrubs and borders, brick retaining wall, allocated parking.







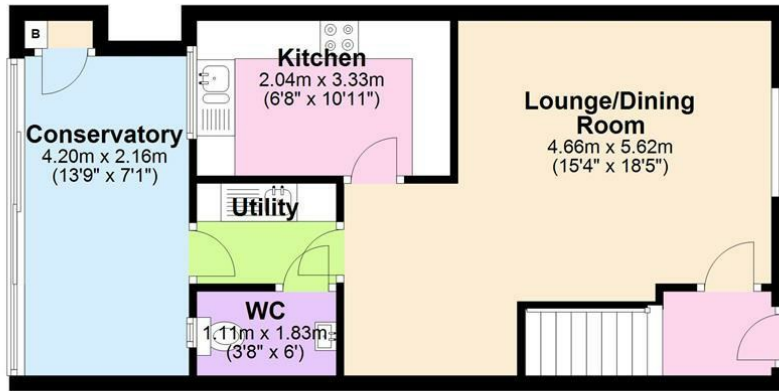
Additional Information

Local Authority - EAST SUFFOLK / Council Tax - D / Viewings - By Appointment Only

Tenure - Freehold - £200.00 P. A Service Charge payable to Old College Close Management Company in respect of communal parking area.

Ground Floor

Approx. 45.4 sq. metres (488.9 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.8 sq. feet)



Total area: approx. 80.4 sq. metres (865.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Templewicks Estate Agents

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