

ALDRED COURT


BECCLES, NR34 9BW

£1,150 PCM

A smart, spacious 3 bed end town house in a private, select development close to Beccles Quay and a short walk to town. The entrance hall gives access into a big kitchen/diner with the living room at the rear (with double patio doors out to the courtyard garden and side gate. There`s also a cloakroom downstairs. Upstairs are 2 good double bedrooms and 1 single (the main has an en-suite shower room), and there`s another bathroom. The EPC rating is "B", making it extremely energy efficient. 2 allocated parking spaces outside (for cars only). Long let available. Council Tax Band: C.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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
 Lettings
 Station Road
 Beccles
 Suffolk
 NR34 9QH

01502 716300
 beccles@templewicks.co.uk
 www.templewicks.co.uk

templewicks
 estate agents