



## FAIRFAX COURT

BECCLES, NR34 9XG

£895 PCM

With no passing traffic due to its location this mid-terraced property is currently being re-carpeted and redecorated (available mid-June). The fake grass in the front garden cuts down your gardening and there is also a garage in the block round the corner. The front door opens to a wide hallway with the stairs and a door on the left into the living room and a door into the kitchen (which has a large electric cooking range) and then leads into the rear conservatory. Upstairs there are a double and 2 single bedrooms. Gas radiator central heating. Council Tax Band: B

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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