



44 STATION ROAD

BECCLES, NR34 9QJ

£625 PCM

A modern ground floor flat situated in Beccles opposite the train station and within walking distance of the town centre where there are a variety of shops and a good bus service. The property has an entrance hall, 1 double bedroom, shower room, living room and a step down into the kitchen. Outside there is a parking space for 1 car. The property is heated by radiators powered by an electric boiler. Council Tax: A,

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	53	
(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

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