



Guide Price: £249,995  
3 Old College Close, Beccles

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, 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

#### Property Features:

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



#### The Property

As you enter the property via the front door Ballygate entrance, you will find the staircase immediately in front. To the right, is the entrance to the lounge/dining room. It has a smooth plastered ceiling, sash style window to the front aspect and an understairs cupboard with light, and a further door leading into the kitchen and the utility area. The kitchen is fully fitted with a sash style window to the rear aspect, a range of fitted wall and base units with work surfaces over, textured one and half bowl sink and drainer, built in double oven gas hob, extractor hood and integrated fridge. The utility area has a range of wall and base units, inset sink and drainer and space and plumbing for a washing machine. Immediately opposite is the cloakroom with low level WC and wash hand basin. Following through there is a light and airy conservatory with cupboard housing the combi boiler leading straight to the easy to maintain courtyard garden. Stairs lead to the first floor, where there is space to have a stair lift fitted. To the landing is a built in cupboard with access hatch to the loft space. The bathroom has a coloured suite comprising panelled bath with shower mixer over, low level WC, vanity sink unit with cupboards beneath, tiled splashback and a radiator.





### **Property Cont'd**

There are two bedrooms, the first to the rear aspect has a fitted double wardrobe, radiator, carpet and window with views of Old College Close. The second bedroom to the front aspect is larger and has a fitted double wardrobe, carpet and radiator and window with views of Ballygate.

### **External**

To the rear of the property is a well maintained pretty courtyard garden with mature shrubs that looks onto Old College Close and can be accessed from the conservatory or alternatively from Old College Close itself. The property also benefits from having one allocated parking space and there is annual service charge of £200 per annum as a contribution to the upkeep in respects of the communal parking area.

### **Location**

Nestled in the heart of the Market Town of Beccles, this property gives access in minutes to a wide range of amenities including independent shops, larger outlets, banks, the River Waveney, Primary & High Schools, nurseries. There is also a Drs Surgery, Post Office and Beccles Bus Station with links to Ipswich (via London Liverpool Street) and a bus service to Norwich, Great Yarmouth, Lowestoft and many other local villages.

**Additional Information:**

**Local Authority :** East Suffolk

**Council Tax Band:** D

**Services:** Gas central heating and hot water  
Mains drainage, electricity and water  
connected.

**Viewings:** By Appointment Only

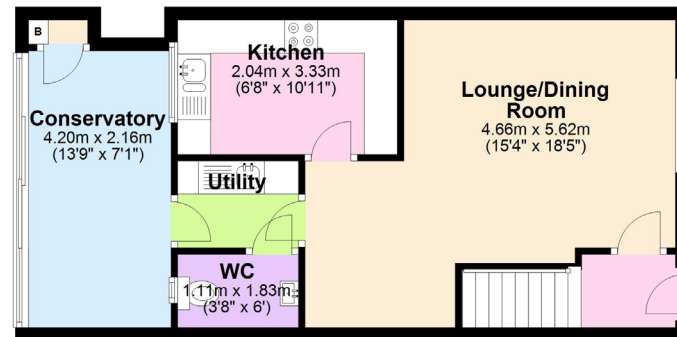
**Post Code:** NR34 9LY

**EPC Rating:** C

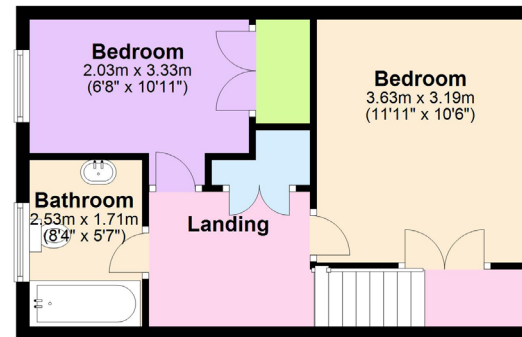
**Tenure:** Freehold

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 are advised to re-check measurements.

**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)

**Templewicks Estate Agents**

**01502 716 300**  
**templewicks.co.uk**

