



Guide Price: £185,000
Hope Cottage, Beccles



A well presented mid terraced cottage situated a short walk from Beccles Quay and the main town centre of the Market Town of Beccles. The accommodation comprises a kitchen, sitting room large double bedroom (which could easily be converted into two) and bathroom. Outside there is off road parking and a further enclosed area behind a gate that can be used for drying washing. Due to the location of the property, this quaint cottage would make an ideal starter home or Air B' n B. No Onward Chain.

Property Features:

- Mid Terraced Cottage
- One Large Double Bedroom
- Fitted Kitchen
- Sitting Room
- A Short Walk To Beccles Town Centre
- Off Road Parking
- Drying Area Outside
- Gas Central Heating
- No Onward Chain



The Property

As you enter the property you are greeted by the fitted kitchen that comprises worktop with inset sink and drainer, cupboards under and recesses creating spaces and plumbing for a washing machine and dishwasher. There are matching wall cupboards and a space for a freestanding electric cooker, a further worktop with drawers beneath, sealed unit double glazed wooden framed window and matching entrance door. The kitchen has a wall mounted gas combination boiler for central heating and hot water. The kitchen glazed double doors lead into the spacious sitting room with its sealed unit double glazed wooden window, matching door and staircase rising to the first floor, it's also has ample space for a three piece suite. Leading off the landing there is access into the large double bedroom that comprises two wooden framed sealed unit double glazed windows, an over stair storage cupboard and the potential to split the bedroom to make a second bedroom having its own access from the landing. The bathroom has a recently fitted white suite and comprises panelled bath, low level W/C, pedestal wash basin and wooden framed sealed unit double glazed window.



External

Outside the front entrance door leads off the path and to the rear is a parking space, small courtyard area enclosed by a brick wall which leads to the entrance door. There is a further area behind a gate which is ideal for drying washing.

Location

Beccles Market Town, known as the Gateway to the Broads has much to offer. This particular property is short distance from the Town Centre itself and therefore gives access to an array of amenities. Beccles Town has access to both High Schools and Primary Schools, as well as nurseries and day care centres. There are a range of shops both independent and larger supermarkets, boutique clothing stores, hairdressers, opticians, a Post Office, butchers, chemists all and much more. Access to public transport is also on your 'doorstep' these include Beccles Train Station with Links to Ipswich and Liverpool Street, and a Bus Station. Beccles Quay is a short walk, where there are some delightful walks by the river or hire a canoe or kayak. Beccles is also less than thirteen miles from the popular seaside town of Southwold and less than 15 miles from Walberswick

Additional Information:

Local Authority : East Suffolk

Council Tax Band: A

Services: Gas boiler for hot water and central heating, mains drainage, electricity and water connected.

Viewings: By Appointment Only

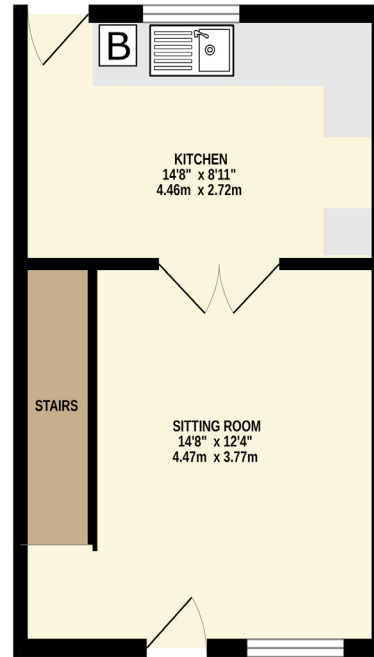
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EPC Rating: C

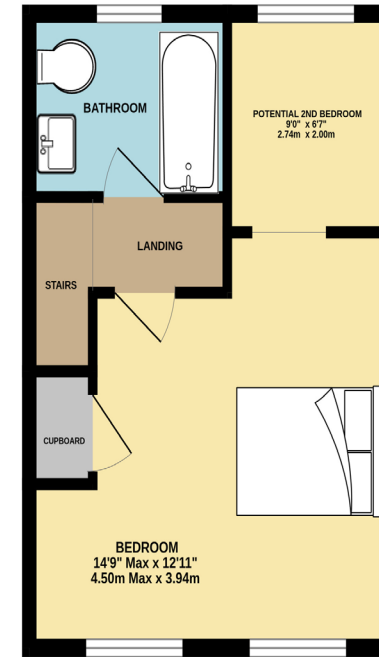
Tenure: Freehold

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
300 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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