



Dukes Meadow, Beccles, NR34 9ET

*A first floor freehold apartment located just on the outskirts of the town centre which is only a five minute walk away. Beccles has an array of shops, eateries and supermarkets. # The property has a spacious sitting room, kitchen, double bedroom and bathroom. Outside there are two allocated parking spaces and an enclosed garden with summerhouse. An Ideal first time buy or investment property.*

### **Property Features:**

- Freehold Apartment
- Close To Town Centre
- Spacious Sitting Room
- Double Bedroom
- Fitted Kitchen
- Bathroom With Shower Over Bath
- Two Allocated Parking Spaces
- Small Garden With Summer House
- No Onward Chain



### **The Property**

Walking in through the front entrance door, you are greeted by the entrance hall with staircase rising to first floor and door to a storage room which has a further side entrance door. Leading off the landing a door opens into a spacious sitting room that has dual aspect sealed unit double glazed windows and ample space for furniture including a dining table. The kitchen leads off the sitting room and has a worktop with inset sink and drainer with cupboards beneath, recess with space and plumbing for washing machine, adjoining worktop with inset four ring gas hob with oven/grill under, further cupboards and drawers, matching wall cupboards, tiled splash backs, wall mounted gas fired boiler for central heating and domestic hot water, built in storage cupboard, wall mounted extractor fan and sealed unit double glazed wooden window. The double bedroom can be found just off the living room and has a wooden sealed unit double glazed window. A bathroom comprises a panel bath with mixer tap and shower attachment, glass shower screen, low level W.C, pedestal wash basin and wooden framed sealed unit double glazed window.



### Additional Information:

**Local Authority :** East Suffolk

**Council Tax Band:** A

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

**Viewings:** Buy Appointment Only

**Post Code:** NR34 9ET

**EPC Rating:** D

**Tenure:** Freehold

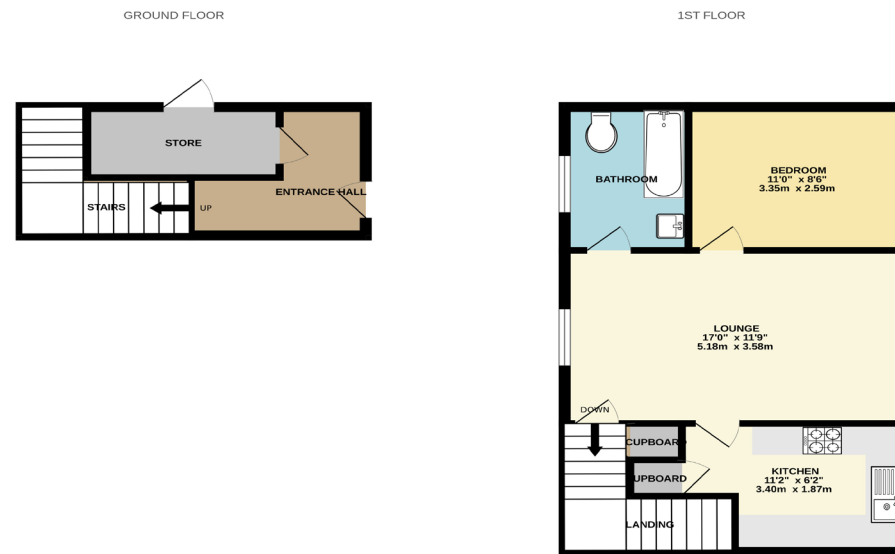
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### External

Outside there is a paved path to the front entrance and access to two allocated parking spaces. A separate enclosed garden is located to the rear of the property and is accessed via a private gate and has a small garden area with timber summerhouse that has an electricity supply connected.

### Location

The bustling Market Town of Beccles, also known as the 'Gateway to the broads' benefits from having its own Train Station (East Suffolk Line). Beccles has easy access to large supermarkets, local independent shops, restaurants and public houses.



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 errors, omissions or mis-statements. 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

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