



Guide Price: £152,500
Knights Yard, Beccles,
NR34 9EF



We are pleased to offer for sale this charming one bedroom end of terrace cottage, located just a short distance from the town centre of Beccles and all that it has to offer. The property has one double bedroom, a first floor bathroom, a kitchen area and lounge with wood burner. Externally, the property benefits from having its own timber garage. The property now comes as 'vacant possession'.

Property Features:

- Chain Free / Vacant Possession'
- uPVC Double Glazing
- End Terrace Cottage
- Double Bedroom
- Quiet Location Close To Town Centre
- Electric Heating
- Lounge With Wood Burner
- Insulated Loft
- Investment Opportunity



The Property

The property is accessed via a right turn into Knights Yard off Ravensmere in Beccles, where you are greeted by a quaint row of four terraced cottages, all but No. 6 have own spaces allocated to the front of the terrace, whereas No. 6 has its own timber garage to the left hand side, which is spacious and suitable for a car, or mobility scooter and for general storage. On entering the cottage, you will find yourself in the living room, with its uPVC window to the front aspect, wall mounted electric panel heater, a coved and textured ceiling, feature fireplace with cast iron wood burner and two built in storage cupboard. The kitchen area has a uPVC window to the rear aspect and comprises coved and textured ceiling, stainless steel one and half bowl sink and drainer, a range of fitted, matching wall and base cupboards with laminated work surfaces over. There is space and plumbing for an automatic washing machine and a freestanding cooker and fridge freezer. An overhead extractor hood is fitted. The stairs lead you to the double bedroom where there is a uPVC double glazed window to the front aspect, an electric panel heater. A door to the rear aspect of the bedroom leads to the bathroom, this comprises a uPVC window to the rear aspect, a three piece white suite with pannelled bath and electric shower over, low level WC, wash hand basin, electric ladder style radiator.



The Property (cont'd....)

At the top of the stairs is a cupboard housing the water tank with electric immersion heater, a smaller cupboard for the electricity consumer unit and a loft hatch.

External

In addition to the timber garage, there is paved area suitable for a small bistro table and chairs, and a covered bin store. The timber garage also has power and light and double entrance doors.

Location

Beccles Market Town, also 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 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 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 distance, where there are some delightful walks by the river, and the option to hire a canoe or kayak. Beccles is also less than thirteen miles from the popular seaside town of Southwold, less than 15 miles from Wallerswick and around 18 miles of the cathedral City of Norwich.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: A

Services: Electric hot water and central heating, mains drainage, electricity and water connected.

Viewings: By Appointment Only

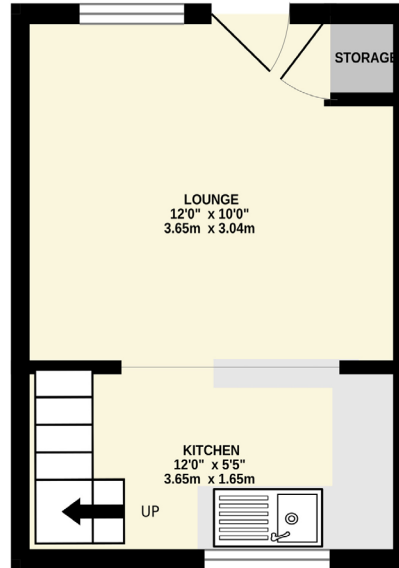
Post Code: NR34 9EF

EPC Rating: C

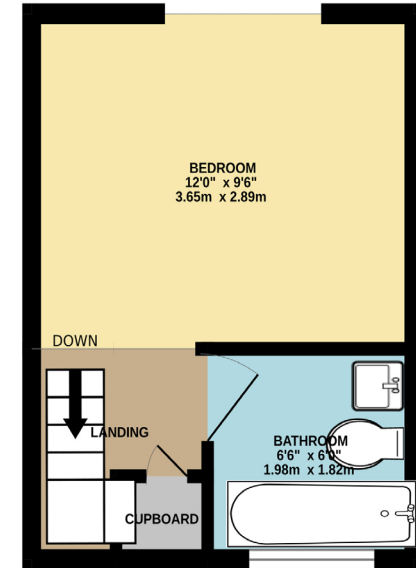
Tenure: Freehold

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
186 sq.ft. (17.3 sq.m.) approx.



1ST FLOOR
186 sq.ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA : 372 sq.ft. (34.6 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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Templewicks Estate Agents

01502 716 300
templewicks.co.uk

