



*New Road, Beccles
Suffolk, NR34 9BG*

A character terraced cottage located within walking distance of the Quay and the town centre.

The cottage has a sitting room, separate dining room, kitchen and ground floor bathroom. On the first floor there are two separate bedrooms.

An ideal starter or investment property being offered with no chain.

Property Features:

- Character Cottage
- Two Bedrooms
- Sitting Room
- Separate Dining Room
- Kitchen
- Ground Floor Bathroom
- No Onward Chain



The Property:

A wooden part glazed front door leads into the sitting room with feature brick fireplace and brick hearth (currently boarded), wooden framed front window and door leads to the dining room with an under-stair storage cupboard and original latch door with door concealing the staircase to first floor. There is a glazed door with fifteen panes that leads into the kitchen including worktop with inset stainless steel sink and drainer, cupboard beneath and space and plumbing for washing machine, further worktop with cupboards and drawers beneath, matching wall cupboards, space for free-standing cooker with extractor and light over, space for upright fridge freezer, uPVC sealed unit double glazed window and matching rear entrance door. The bathroom can be found leading off the kitchen and comprises panelled bath with shower over and shower curtain pole, low level W/C, pedestal wash basin, airing cupboard and opaque uPVC sealed unit double glazed window. From the dining room, the staircase rises to the first floor and leads to two bedrooms both have windows.





External

Outside to the front a gate opens onto a path which leads to front entrance, there is parking in the road to the front, however this is not allocated. To the rear is a communal court yard and storage cupboard.

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) with links to Ipswich and onto London Liverpool Street, and more local locations such as Brampton and Oulton Broad. Beccles has a bus station located centrally with regular services to the City of Norwich, the seaside towns of Great Yarmouth and Gorleston, as well as Lowestoft, Pakefield and many other villages in between. The bus station is situated immediately opposite the property itself with routes to Norwich, Great Yarmouth and Lowestoft, as well as a shuttle bus service these routes run between Norwich, Great Yarmouth, and Lowestoft. Halesworth, Lowestoft, and Oulton Broad South. Beccles also has easy access to local independent shops, restaurants and public houses. countryside walks.

Additional Information:

Local Authority :East Suffolk

Council Tax Band: A

Services: Gas connected for domestic hot water and central heating, electricity and water connected. Mains sewer.

Viewings: By Appointment Only

Post Code: NR34 9BG

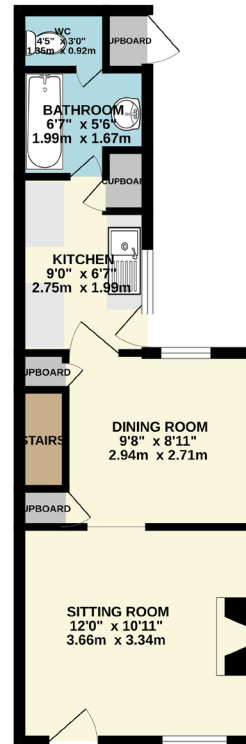
EPC Rating: C

Guide Price : £135,000

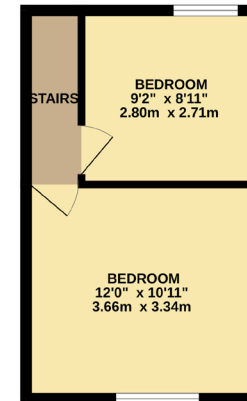
Tenure: Freehold

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
346 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
238 sq.ft. (22.1 sq.m.) approx.



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