

*Cowling Cottage,  
Beccles, Suffolk*



*A recently decorated and improved semi-detached house situated in the town centre of Beccles and being within walking distance of the shops, restaurants and leisure facilities. The property benefits from sealed unit double glazing and is heated by a gas fired central Heating system. The accommodation comprises a sitting room, cloak room, Kitchen/ diner, two first floor bedrooms and bathroom. Outside there is an off-road parking space to the front and an enclosed rear garden. This property is being offered with no onward chain and would make an ideal first time buy or invest opportunity.*

### **Property Features**

- Semi-Detached House
- Recently Improved & Decorated
- Beccles Town Centre Location
- Sitting Room
- Cloakroom
- Kitchen/Diner
- Two First Floor Bedrooms
- Family Bathroom
- Allocated Off Road Parking
- Enclose Rear Garden
- No Onward Chain

### **The Property**

Entering the property through the front door you are welcomed by a sitting room with staircase rising to the first floor and a sealed unit double glazed front window. Just before entering the kitchen, you will find a separate W/C with white suite comprising low level W/C, hand wash basin and sealed unit double glazed window. Adjacent to the W/C is an under stair storage cupboard. The newly fitted kitchen/diner is located to the rear of the property and includes worktop with inset sink and drainer with recess under with space and plumbing for washing machine, adjoining worktop with inset four ring gas hob with oven/grill under, base and wall cupboards, space for upright fridge freezer, space for a dining table, sealed unit double glazed window and matching door to garden.

Staircase rises to the first floor and landing with roof access hatch that leads to an insulated roof space and doors leading to the two separate bedrooms. The front bedroom having an over stair storage cupboard and both bedrooms having sealed unit double glazed windows and newly fitted carpets. The bathroom comprises panelled bath with shower over, low level W/C, wash basin and sealed unit double glazed window.









### **External**

Outside, the property is approached under an arch way which leads to a shingled parking space and continues to the front entrance. To the rear you will find a fully enclosed easy to maintain paved garden with ample space for garden furniture.

### **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 sewer, electricity connected.

**Viewings:** By Appointment Only

**Post Code:** NR34 9TB

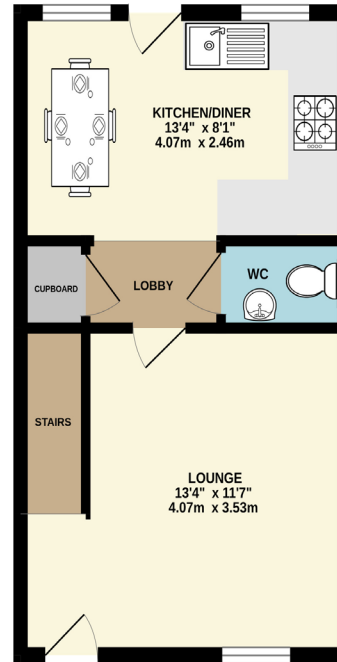
**EPC Rating:** C

**Guide Price :** £210,000

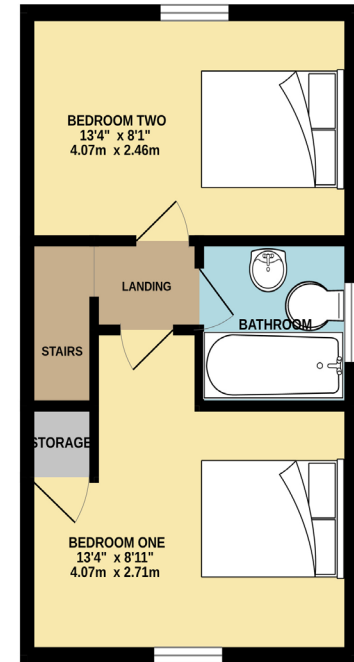
**Tenure:** Freehold

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  
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 607 sq.ft. (56.4 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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01502 716 300  
templewicks.co.uk

