



Wrentham, Beccles

Guide Price £265,000

- No Onward Chain
- Courtyard
- Hall & Utility
- EPC - C
- Three Bedrooms
- Living Room With Fireplace
- Gas Central Heating
- Parking & Large Garage
- Kitchen & Dining Room
- Double Glazing

Eagle Court, Wrentham

A well presented three bedroom semi-detached home in the centre of this popular village a short drive from Southwold. Located within a mile and a half of the coast at Covehithe, Wrentham offers two public houses, a general store, tennis courts and bowls club. Five miles to the south east, is the renowned coastal town of Southwold, a premier holiday destination on the Suffolk Heritage Coast, forming part of a designated Area of Outstanding Natural Beauty. Eight miles to the north is the coastal town of Lowestoft, a former fishing port with a wide range of shopping and leisure facilities.



Council Tax Band: C



DESCRIPTION

This charming semi-detached mews-style house is located within a courtyard development, offering a peaceful and private setting. It features a convenient parking space and a large garage, complete with loft storage for extra space. Inside, the house opens into a welcoming hall, leading to a cloakroom and a practical utility room. The generously sized living room is a standout feature, complete with a cosy fireplace, ideal for relaxing. The separate kitchen and dining room provide ample space for family meals and entertaining. Upstairs, the first floor boasts three well-proportioned bedrooms, offering plenty of room for relaxation or work. The spacious bathroom ensures comfort and convenience for the whole family.

The house is vacant and available with no onward chain, making it an excellent opportunity for quick occupancy. Situated in the heart of a popular and well-served village, this home is ideally positioned with easy access to local amenities, schools, and transport links.

ACCOMMODATION

ENTRANCE HALL

With cloaks hanging area. Staircase to first floor with cupboard below.

UTILITY ROOM

Window to front elevation. Fitted with base and wall cupboards.

CLOAKROOM

Suite comprising hand basin and W.C.

SITTING ROOM

Brick fireplace with pamment tiled hearth and timber mantle. Windows to the rear and casement doors open to the courtyard.

DINING ROOM

Window overlooking the courtyard.

KITCHEN

Fitted with range of base and wall cupboards, work surfaces with tiled surrounds and single drainer sink unit. Water softener. Fitted electric oven and hob. Gas central heating boiler. Window to front elevation and glazed door opening to the courtyard.

FIRST FLOOR

LANDING

BEDROOM

Window to front elevation.

BEDROOM

Roof light to rear.

BEDROOM

Window to front elevation.

BATHROOM

Suite comprising panel bath, hand basin and W.C.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently C.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENT

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

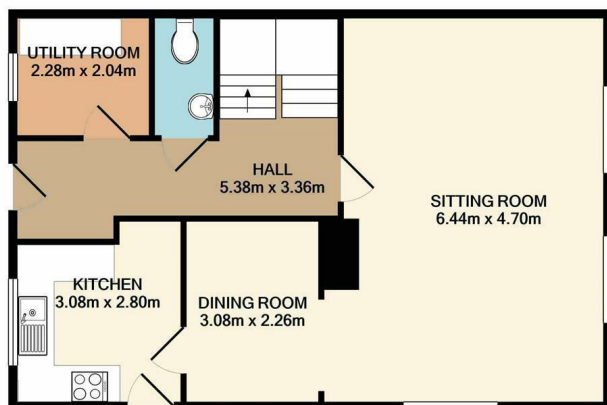
Tel: 01502 442889 Ref: 20765/JD.

FIXTURES & FITTINGS

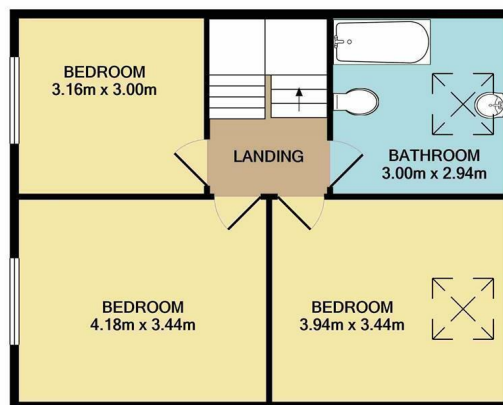
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GROUND FLOOR
APPROX. FLOOR
AREA 62.1 SQ.M.
(669 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 52.3 SQ.M.
(563 SQ.FT.)

TOTAL APPROX. FLOOR AREA 114.4 SQ.M. (1232 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com