



## 5 Old Bank Mews

Wrentham, Beccles, Suffolk, NR34 7JS

**Guide Price: £205,000**



This delightful Grade II Listed 3 bedroom mews house is located in a tucked away position in the popular village of Wrentham close to the beautiful heritage coastline. The surprisingly spacious accommodation is light and well balanced with the benefit of an off street parking space. Viewing is highly recommended to fully appreciate the condition of the property offered. Prospective purchasers should note that there is no onward chain.

Half glazed door to;

## ENTRANCE HALL

Staircase to first floor with cupboard under, tiled floor which continues through to;

## KITCHEN/DINING ROOM

Double aspect room with a range of fitted base units and wall cupboards, built in single oven with four ring hob and extractor hood above, space for dishwasher, space for washing machine, space fridge/freezer, single drainer sink unit, wall mounted gas fired boiler providing hot water and central heating.

## SITTING ROOM

A lovely light double aspect room with attractive timber flooring and french doors overlooking the rear communal courtyard.

## CLOAKROOM

White suite comprising low level WC and pedestal wash basin.

## FIRST FLOOR

### LANDING

Loft access.

### BEDROOM 1

A light and spacious room with en-suite shower room.

### BEDROOM 2

A good size 'L' shaped double bedroom with views over the rear communal courtyard.

### BEDROOM 3/STUDY

Window overlooking the rear communal courtyard.

## BATHROOM

White suite comprising bath with hot and cold mixer taps incorporating wall mounted shower attachment. Folding glass shower screen and tiled walls. Low level WC and pedestal wash basin.

## OUTSIDE

The property has the benefit of one off street

parking space and use of the communal courtyard area to the rear.

## SERVICES

Mains electricity, gas, water and drainage are connected.

(Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

## LOCAL AUTHORITY

Waveney District Council, High Street, Lowestoft, Suffolk. Tel 01502 56211 **Band - C**

## VIEWING

Strictly by appointment with the Agent's Southwold Office - 01502 723292. southwold@durrants.com

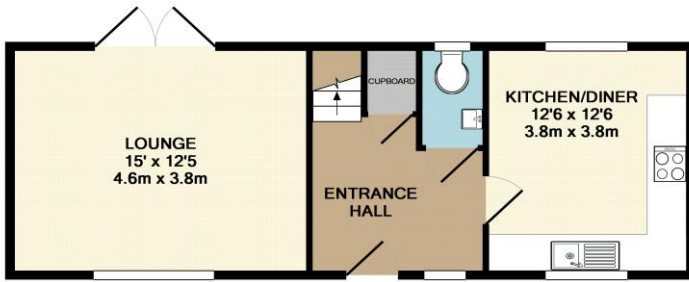
## DIRECTIONS

Applicants are advised to proceed from the Agents Southwold Office, turn right and proceed out of Southwold taking the first right turning into Lowestoft Road. At the junction with the A12 in the centre of Wrentham turn right, after approximately 100 yards turn right into Old Bank Mews, the property is located on the right.

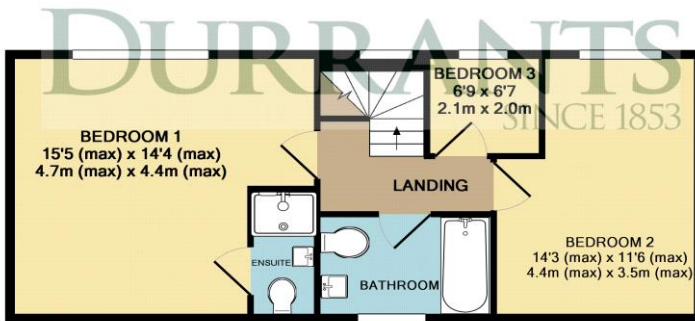




Every effort has been taken to ensure that all statements contained within these particulars are factual. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey.



GROUND FLOOR



1ST FLOOR

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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