

M
M

Ingate,
Beccles, Suffolk.

M
M

MUSKER
McINTYRE
ESTATE AGENTS



Beccles Town Centre – A few minutes walk
Bungay – 6.5 Miles
Southwold - 12.1 Miles
Norwich City – 19.2 Miles

A ***CHAIN FREE*** charming two bedroom cottage situated just moments from the many local amenities the market Town of beccles has to offer. Internally an impressive open plan ground floor offers space to relax, dine and entertain in the modern kitchen space. A separate laundry/utility room offers superb storage and upstairs we find two bedrooms and recently re-fitted shower room. Outside we find an easy to maintain courtyard garden area. An ideal first step onto the property ladder or investment being able to be purchased with or without the current tenant in situ. Viewing essential

Accommodation comprises briefly:

- Sitting Area
- Kitchen Dining Area
- Laundry/Utiltiy room
- Double Bedroom
- Single Bedroom
- Shower Room
- Courtyard Garden



The Property

Entering the property at the rear we step into the open plan kitchen/dining and living area which offers the most surprising feeling of space. Two windows to front aspect fill the room with natural light and feature fireplace with log burner offers a cosy focal point to the room. The modern kitchen offers ample storage and comes with LED lighting around the base of kitchen units whilst again two windows overlook the courtyard area and turn these three open plan spaces into one impressive dual aspect room. A door opens to the courtyard and we find a separate laundry/utility room housing our washing appliances and offering excellent storage. Stairs rise to the first floor from the sitting room and lead up to the landing where the recently installed shower room and the single bedroom are located at the rear. To the front we find the double bedroom with a window over the front aspect of the property. This completes the accommodation.



Outside

The front of the property is directly facing the public footpath whilst access to the side leads us to the garden gate. The easy to maintain courtyard area is a real sun trap and offers the ideal space for alfresco dining. A right of way exists over the garden for the neighbouring property.

Location

The property can be found in Beccles, which is a busy market town with many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, there is a bus station which runs a regular service to Lowestoft, Norwich and many of the surrounding villages. The town is located on the Waveney River which is a gateway to the Broads network. The train station runs a link to London Liverpool Street via Ipswich whilst the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services:

Gas Fired Central Heating.

Mains Water & Drainage connected.

EPC: D

Local Authority

East Suffolk Council

Tax Band: A

Postcode: NR34 9RU

Tenure:

Freehold

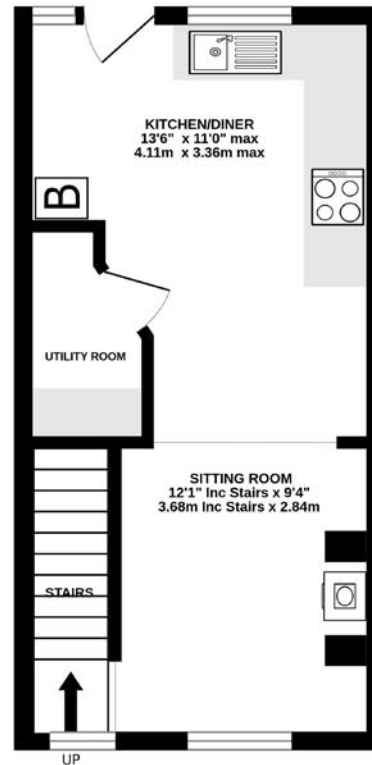
Agents Note:

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not. The property is currently let on Assured Shorthold Tenancy. The current tenant is paying £625 p.c.m.

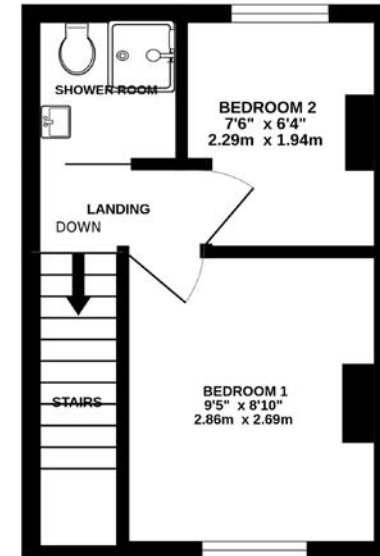
Guide Price:

£145,000

GROUND FLOOR
252 sq.ft. (23.4 sq.m.) approx.



1ST FLOOR
184 sq.ft. (17.1 sq.m.) approx.



TOTAL FLOOR AREA : 435 sq.ft. (40.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Beccles	01502 710180
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



A member of **onTheMarket**™



BUNGAY OFFICE
3 Earsham Street

Bungay
Suffolk

NR35 1AE

Tel. 01986 888160

bungay@muskermcintyre.co.uk

www.muskermcintyre.co.uk