



*Blyburgate
Beccles, Suffolk*



This modern ground floor apartment, built by the highly regarded Cripps Developments, is perfectly positioned within walking distance of both the bustling town centre and the scenic River Waveney. Offered with no onward chain, this stylish home is ideal for first-time buyers, downsizers, or investors.

Property Features

- Modern Ground Floor Apartment
- One Double Bedroom
- Spacious Sitting Room
- Modern Fitted Bathroom
- Modern Fitted Kitchen
- Walking Distance To Beccles Town Centre
- No Onward Chain



The Property

Upon entering through the front door, you are welcomed into a bright and inviting sitting room, featuring dual aspect double-glazed sash windows that flood the space with natural light. From here, a door leads directly into a generously sized double bedroom, offering ample room for wardrobes and other bedroom furniture. The sitting room also connects to an inner hall, where you will find a storage cupboard and a separate airing cupboard, ensuring plenty of practical storage solutions. To the rear of the property lies the modern fitted kitchen, complete with an integrated oven and hob, space for an upright fridge/freezer, and plumbing for a washing machine, making it both stylish and functional. The bathroom is well-appointed with a white suite comprising a panel bath with shower over, low-level W/C, and pedestal wash basin. Outside, the property benefits from its own allocated off-road parking space, adding convenience to this attractive home.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: A

Services: Electric heating and immersion for domestic hot water, electricity and water connected. Mains sewer.

Viewings: By Appointment Only

Post Code: NR34 9TD

EPC Rating: D

Guide Price : £125,000

Tenure: Leasehold - 125 Years from August 2007 (107 Years Remaining)

Ground Rent : £50.00 (p.a)

Services Charges : £800.00 (p.a)

Location

The property is located within easy walking distance from the market Town of Beccles and is a short walk from local shops and public houses.

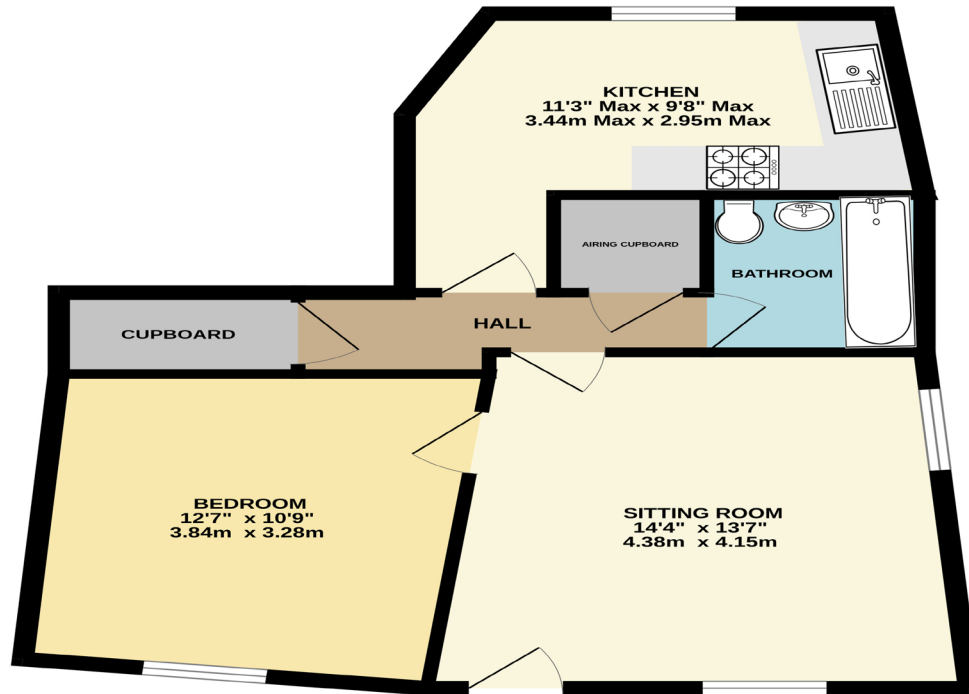
Beccles Town has both High Schools and Primary Schools, as well as nurseries and day care centres. There is a wide range of shops, both independent and larger supermarkets, boutique clothing stores, hairdressers, opticians, a Post Office, butchers, chemists and much more.

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 has some delightful walks by the river, and the option to hire a canoe or kayak. Beccles is also less than thirteen miles from the popular seaside town of Southwold, less than 15 miles from Walberswick and around 18 miles of the cathedral City of Norwich.

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
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 523 sq.ft. (48.6 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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