



Offers Over £170,000
Old Market, Beccles, Suffolk, NR34 9AP

A chocolate box cottage situated in the heart of Beccles Town Centre that has retained its character and charm. This grade II listed property has a spacious sitting room, kitchen, two first floor bedrooms and shower room.

The cottage also benefits from a recently installed gas fired central heating system and a courtyard garden. Chain Free.

Property Features:

- Grade II Listed Cottage
- Town Centre Location
- Two Bedrooms
- Large Sitting Room
- Fitted Kitchen
- First Floor Shower Room
- Courtyard Garden
- Recently Installed Gas Fired Central Heating System
- Chain Free



The Property

Entering the cottage, you are greeted by the sitting room which has a wealth of character and charm to include ceiling and wall beams, original feature brick wall and latch doors along with two wooden framed front windows and a door leading into the kitchen. The kitchen comprises having a worktop with inset stainless-steel sink and drainer with recess under with space and plumbing for a washing machine, further worktop with inset four ring gas hob with electric oven/grill beneath, matching wall cupboards, two wooden framed sealed unit double glazed windows and stable style rear entrance door. From the sitting room a staircase rises to the first floor and master double bedroom with three sealed unit double glazed windows and feature beams, a door then opens into the second bedroom which has two sash windows and ample room for bedroom furniture. Leading off the master room is a modern fitted shower room comprising a white suite with double shower area with glass screens, low level W/C, pedestal wash basin, heated towel rail, wall mounted gas fired boiler for central heating and domestic hot water and opaque sealed unit double glazed window.







External

Outside, to the front the property abuts the pavement and to the rear is an enclosed courtyard with coal shed and further brick store.

Location

The bustling Market Town of Beccles, also known as the 'Gateway to the broads' benefits from having its own Train Station (East Suffolk Line) with links to Ipswich and onto London Liverpool Street, and more local locations such as Brampton and Oulton Broad. Beccles has a bus station located centrally with regular services to the City of Norwich, the seaside towns of Great Yarmouth and Gorleston, as well as Lowestoft, Pakefield and many other villages in between. The bus station is situated immediately opposite the property itself with routes to Norwich, Great Yarmouth and Lowestoft, as well as a shuttle bus service these routes run between Norwich, Great Yarmouth, and Lowestoft. Halesworth, Lowestoft, and Oulton Broad South. Beccles also has easy access to local independent shops, restaurants and public houses. countryside walks.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: C

Services: Gas fired for hot water and central heating, electricity and water connected. Mains sewer.

Viewings: By Appointment Only

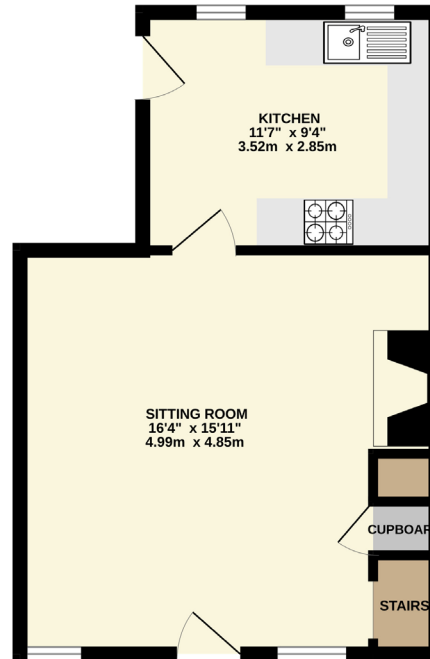
Post Code: NR34 9AP

EPC Rating: E

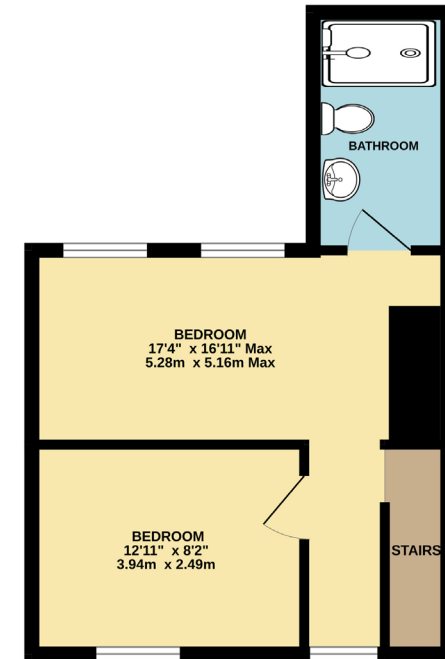
Tenure: Freehold

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
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.1 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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