



52 NORTHGATE
BECCLES, NR34 9AU



A beautifully renovated two-bedroom end-terrace cottage, ideally situated in the heart of the popular market town of Beccles.

Recently renovated throughout, this charming property offers well-presented accommodation arranged over two floors, combining character features with modern living and enjoying a particularly convenient town-centre location.

The property is entered from the rear into the attractive kitchen, which benefits from two windows overlooking the rear aspect and provides access to the staircase rising to the first-floor landing. An opening leads through to the sitting room, a welcoming space featuring two windows to the front aspect and an attractive feature fireplace, creating a pleasant focal point to the room.

The first-floor landing provides access to two well-proportioned bedrooms and a modern bathroom. Outside, the property enjoys a pleasant walled rear garden, bordered by a selection of mature shrubs and trees. The garden provides a lovely space in which to relax or entertain, with a generous patio area and a useful garden shed providing additional storage.

Perfectly placed for enjoying the

amenities and attractions of Beccles town centre, this delightful cottage offers an excellent opportunity for those seeking a characterful home in a convenient location.

An internal viewing is highly recommended to fully appreciate the quality, charm and appeal this lovely cottage has to offer.

SERVICES

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

TENURE

Freehold.

LOCAL AUTHORITY

East Suffolk District Council. Council Tax Band – B

AGENTS NOTES

The property sits in a conservation area. Permit parking is available in the town

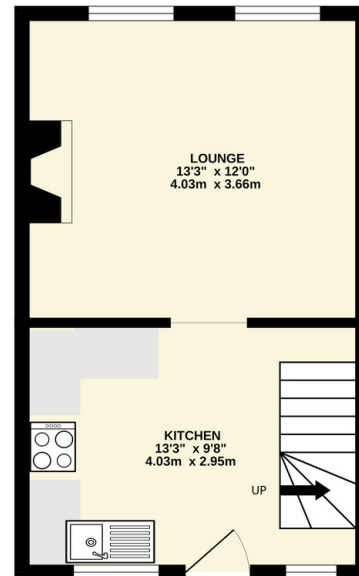




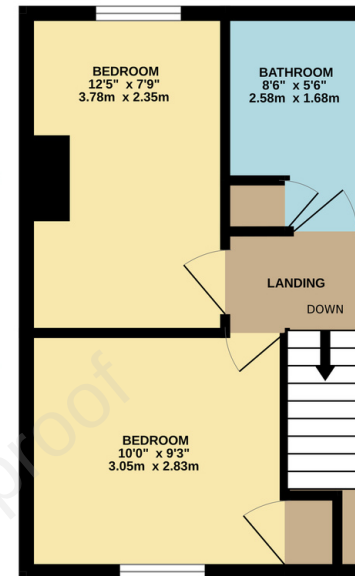
NO ONWARD
CHAIN!

FLOOR PLAN

GROUND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



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SINCE 1853

TOTAL FLOOR AREA: 562 sq.ft. (52.2 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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