



23C RAVENSMERE  
BECCLES, NR34 9DX



This three-storey townhouse enjoys a convenient position close to the town centre and benefits from both a single garage and an additional allocated parking space.

The property is entered via a welcoming entrance hall, with stairs rising to the first floor. To the front of the house is a well-proportioned kitchen/breakfast room, while to the rear sits a comfortable living room featuring French doors that open directly onto the enclosed rear garden, creating an ideal space for both relaxing and entertaining. A useful WC completes the ground floor accommodation.

The first floor offers two bedrooms along with a family bathroom, while the second floor is dedicated to the principal bedroom, complete with its own ensuite.

Outside, the property boasts an enclosed rear garden which leads through to the parking area, where there is one allocated space and access to the single garage.

#### SERVICES

All 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.

#### VIEWING

Strictly by appointment with the agent's Beccles Office.

#### LOCAL AUTHORITY

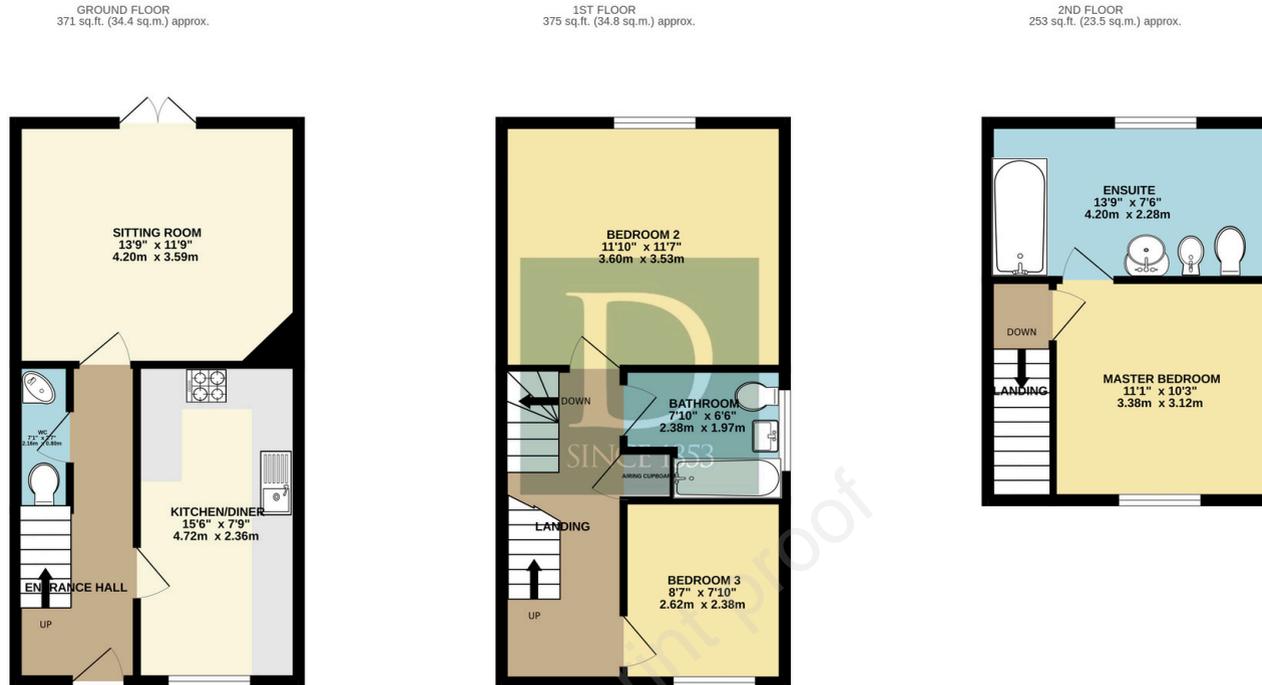
East Suffolk District Council. Council Tax Band – C





**NO ONWARD  
CHAIN!**

## FLOOR PLAN



TOTAL FLOOR AREA : 998 sq.ft. (92.8 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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### CONTACT US

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