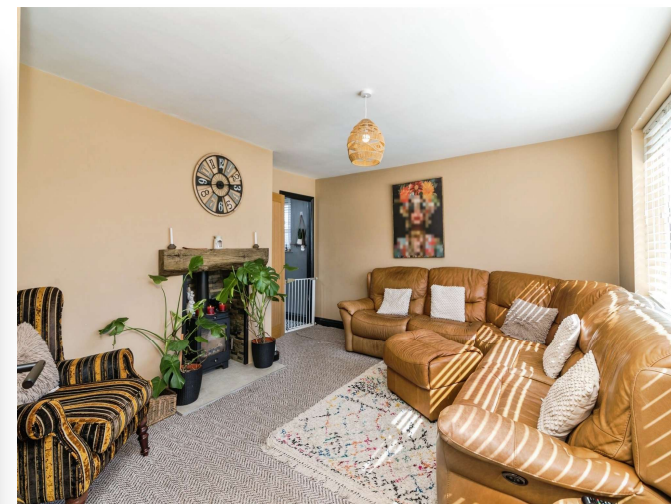




Coney Hill, Beccles NR34 7AX

welcome to

Coney Hill, Beccles

Modern three-bedroom detached bungalow in a quiet Beccles location, offering two spacious doubles, versatile third bedroom, cosy lounge with log burner, well-equipped kitchen, extensive parking and a generous private rear garden. Ideal for families or first-time buyers.

Entrance Porch

Double glazed front door. Door leading to entrance hall. Tiled flooring.

Entrance Hall

Access to lounge, all bedrooms, and bathroom. Loft hatch access. Carpet flooring. Integrated storage cupboard. Radiator. Power points.

Lounge

Double glazed window to front. Access to kitchen. Carpet flooring. Log burner with tiled fireplace surrounding. Radiator. Tv and power points.

Kitchen

Double glazed side door leading to garden. Double glazed window to side. Tile effect flooring. Fitted units and worktops. Breakfast bar. Integrated oven and microwave. Gas hobs. Integrated fridge freezer. Plumbing for washing machine. Fittings for tumble dryer. Extractor fan. Radiator. Power points.

Bedroom One

Double glazed window to front. Carpet flooring. Radiator. Power points.

Bedroom Two

Double glazed window to side. Carpet flooring. Radiator. Power points.

Bedroom Three

Double glazed window to rear. Carpet flooring. Radiator. Power points.

Bathroom

Double glazed window to rear. Tiled flooring. Part tiled walls. Wc and wash hand basin. Bathtub with showerhead unit and shower screen. Gas heated radiator.

Front Garden

Stone driveway. Dropped kerb. Fence surrounding.

Rear Garden

Laid tiles leading to grass plot. Outside tap. Access via garden gate. Fence surrounding. North facing.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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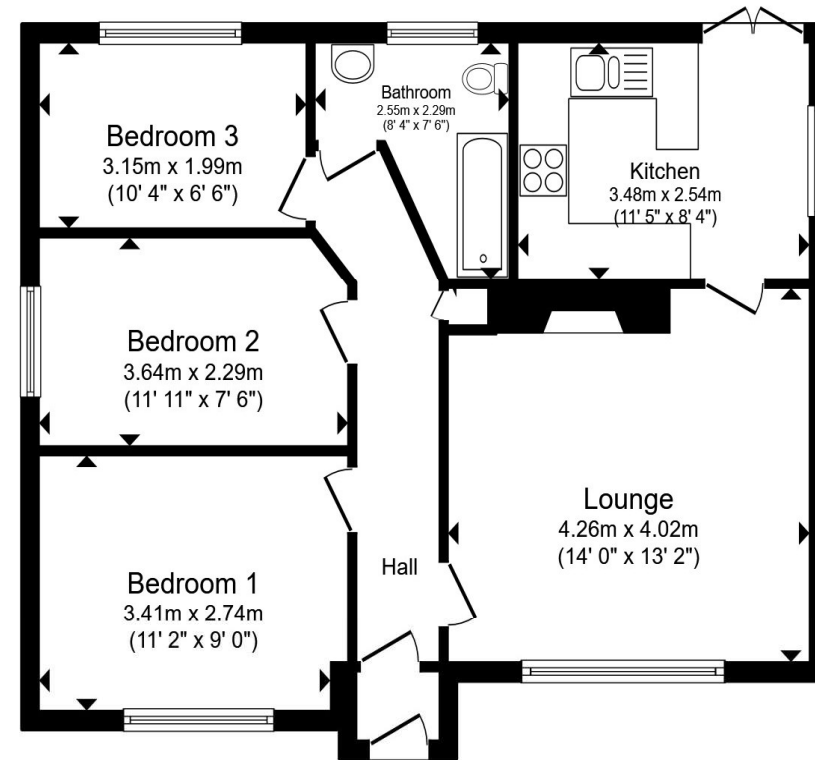
Coney Hill, Beccles

- Fully modernised 3-bed detached bungalow in a quiet Beccles location
- Two spacious double bedrooms plus a versatile third bedroom
- Cosy lounge with charming log burner and ample natural light
- Well-equipped alcove kitchen with fittings for major white goods
- Extensive off-road parking and private driveway

Tenure: Freehold EPC Rating: F

Council Tax Band: C

£340,000



Total floor area 63.2 m² (680 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
LOW109863 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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