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Fair Close,
Beccles, Suffolk

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ESTATE AGENTS

Tucked away down a quiet lane close to the centre of Beccles, you will find this chain-free character cottage that offers two double bedrooms, open-fireplace, ground & first-floor facilities and an outbuilding. This opportunity would be an ideal first-buy or investment purchase, with the added benefit of energy efficient air source powered central heating and solar panels.

Accommodation comprises briefly:

- Sitting Room with Fireplace
- Kitchen
- Ground-Floor Bathroom
- Utility Room
- Two Double Bedrooms
- First-Floor WC
- Integrated Storage
- Courtyard Garden
- Sizable Outbuilding
- Air Source Powered Central Heating
- Solar Panels



Property

Opening the front door and stepping inside you find yourself in the sitting room, where an open fireplace takes pride of place. A typical centre staircase sits between the front room and the kitchen to the back of the cottage, which in-turn gives direct access out to the garden. This typical country kitchen offers a butler sink set into a solid wood worktop that sits atop a bespoke wooden kitchen storage unit. Tiled splashbacks line the wall and continue along to where a stand-alone cooker can stand underneath a stainless steel extractor hood. Further storage is provided by two integrated cupboards under the stairs and the floor is laid to tiles. A door to the back of the room opens into the bathroom where the tiled flooring continues through. Here you will find a bathtub with shower-over, toilet, wash basin and built-in storage cupboard. A small rear lobby provides alternate access to outside along with a door to a utility area, equipped with worktop space with sink along one wall, space beneath for white goods and wall mounted storage cupboards. Upstairs you will find two double bedrooms, the front being very generous in size and boasts a cast iron feature fireplace. The second bedroom has access to an airing cupboard and completing the accommodation is a neat WC that provides toilet facilities to the first-floor.



Outside

A low timber fence with concrete posts marks the front boundary, where a gate gives way to a frontage laid to gravel and somewhere to store the bins. Behind the cottage is a small East-facing courtyard garden where the air source pump is located. To the back of the plot is a sizable outbuilding with storage and a high timber gate that gives direct access to the lane behind the terrace.

Location

The property is within walking distance to the centre of Beccles, which is a busy market town with many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages around. The town is located on the Waveney River which is a gateway to the Broads network. The train station runs a link to London Liverpool Street

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Air-source heat pump powered central heating. All mains connected. Solar panels. Energy Rating: B

Local Authority:

East Suffolk Council
Tax Band: A
Postcode: NR34 9QT

Tenure

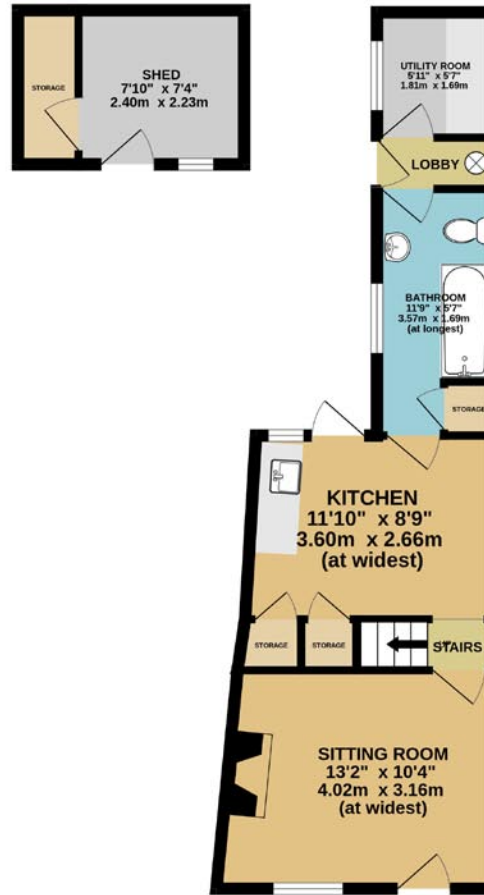
Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

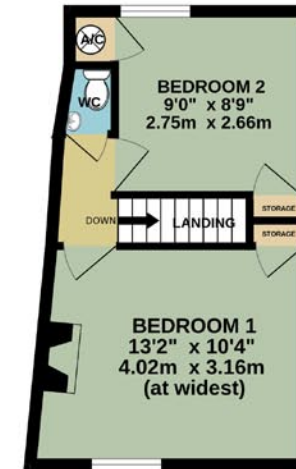
Guide Price: £175,000

GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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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1ST FLOOR
257 sq.ft. (23.9 sq.m.) approx.



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Beccles	01502 710180
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205



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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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