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Ingate,
Beccles, Suffolk

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ESTATE AGENTS

Beccles Town Centre – Few minutes walk

Bungay - 6.1 Miles

Southwold - 12.1 Miles

Norwich City – 19.2 Miles

A *CHAIN FREE* charming two bedroom property situated just moments from Beccles Town Centre, The Common and open walks along The River Waveney. Internally the property enjoys a sitting room, kitchen, ground floor bathroom and two first floor double bedrooms, whilst outside the rear garden offers a private space mainly laid to lawn. Viewing is essential.

Accommodation comprises briefly:

- Sitting Room
- Kitchen
- Bathroom
- Main Bedroom
- Second Double Bedroom
- Rear Garden



Property

Stepping through the front door we are welcomed directly into the sitting room of the charming cottage, Timber effect flooring lines the room whilst a large window to the front aspect fills the room with light. From here a hallway leads us past the stairs and ground floor bathroom where a fitted white suite boasts a bath with shower above, wash basin and w/c set against attractive wall and floor tiles. At the rear we find the kitchen fitted with a surprisingly good number of units which provide ample working space above. The sink is set below a window looking onto the garden whilst French doors open to the outside space. The gas boiler is wall mounted and space is made for a cooker, fridge freezer and washing machine. Climbing the stairs to the first floor landing we find our two bedrooms, the slightly larger set to the front aspect whilst at the rear the bedroom is still a good double room. This completes the accommodation.



Outside

At the rear of the property we find a compact enclosed rear garden mainly laid to lawn with an area of concrete hard standing to the rear of the house, a timber shed is in situ. Gated access leads to the right of way, which passes number 37-43. 45 is at the end of the passage so does not give further rights of way.

Location

The property is situated footsteps from 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 via Ipswich and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.

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

Gas central heating. All mains connected.
Energy Rating: TBA

Local Authority:

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

Tenure

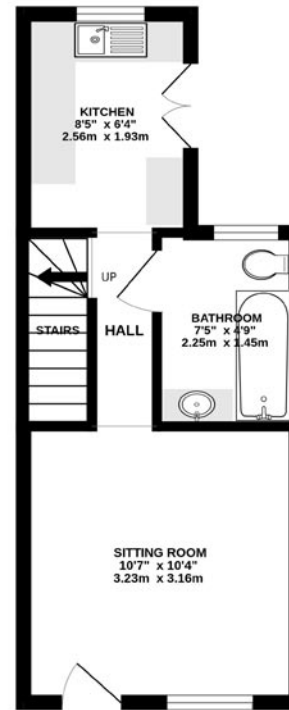
Vacant possession of the freehold will be given upon completion.

Agents' Note

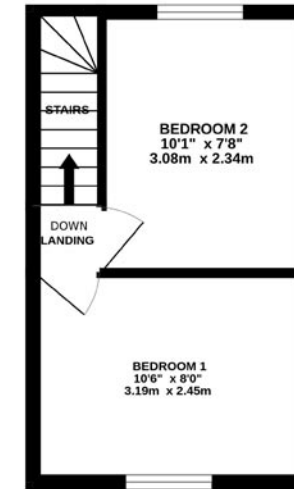
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £160,000

GROUND FLOOR
243 sq.ft. (22.6 sq.m.) approx.



1ST FLOOR
189 sq.ft. (17.6 sq.m.) approx.



TOTAL FLOOR AREA - 432 sq.ft. (40.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contained information and any other details shown hereon should not be relied upon.

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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