



5 MERRYLEES  
BECCLES





Three bedroom semi-detached property located in a popular location, close to the market town of Beccles.  
**NO ONWARD CHAIN!**

**The property benefits from a good size plot with off road parking for three cars.**

**The accommodation comprises of an entrance hall with stairs leading to the first floor, the hallway leads to the kitchen breakfast room with bay window facing the front and a door leading out to a conservatory to the rear. The lounge features a fireplace and French doors leading out to the rear garden.**

**The first floor has three double bedrooms and a shower room off the landing.**

**The generous plot is approached via a driveway leading to a garage. The garage leads through to a workshop and toilet with a door leading back into the conservatory. The established low maintenance rear gardens consist of shrub borders and paving leading to a rear section with shed.**

**This property is offered with no onward chain.**

#### **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.)

#### **VIEWING**

Strictly by appointment with the agent's Beccles Office.

#### **LOCAL AUTHORITY**

East Suffolk Council. Council Tax Band - B







NO ONWARD  
CHAIN



## FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

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