



1 BECCLES ROAD
TOFT MONKS



This two bedroom semi-detached house offers buyers an exciting renovation opportunity.

This two bedroom semi-detached house dating back to 1860 conveniently located with good access roads to Beccles and Norwich this property is set back from the road with an enclosed front garden and generous parking area to the side. Entering from the front brings you into the sitting room with stairs rising to the first floor and feature fireplace. From here access is gained to an inner dining room, again having a feature fireplace with built in storage.

The kitchen is located beyond the dining room and looks into a conservatory which has been added to the rear of the property which provides access to the rear gardens. From here there are excellent views over the generous garden to the fields beyond. A rear hall connects the two rooms together and also leads to a ground floor bathroom. On the first floor are two bedrooms, one of which has a shower cubicle in the corner of the room.

Outside, the property sits on a generous plot with parking for several vehicles. The gardens are established planted with many

mature shrubs and trees.

SERVICES

Mains electricity and water are connected. Drainage is to a private system, shared with the neighbouring property. (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

South Norfolk Council. Council Tax Band - B





FEATURE
TEXT
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