



39 RICHARD CRAMPTON ROAD
BECCLES



Tucked away in the corner of a well-regarded cul-de-sac with established gardens and parking this two bedroom bungalow is well presented and is offered with no onward chain.

Entering from the front to an entrance hall which extends towards the rear of the property. The two bedrooms are located at the front of the property, overlooking Richard Crampton Road, with the master bedroom have a bay window and plentiful storage. A useful shower room is well positioned and has been updated in recent years. The sitting/dining room is a good size and has full length glazed sliding doors leading to a conservatory which spans the width of the property. The adjacent kitchen provides space for a small table and chairs and also has direct access to the conservatory.

Outside, the property is set back from the road with a driveway leading to a single garage. The front garden is open lawns with a side path leading to the rear. The rear garden has been well designed for ease of maintenance and provides a wonderful place to sit and enjoy the sunshine.

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 - C



2

1

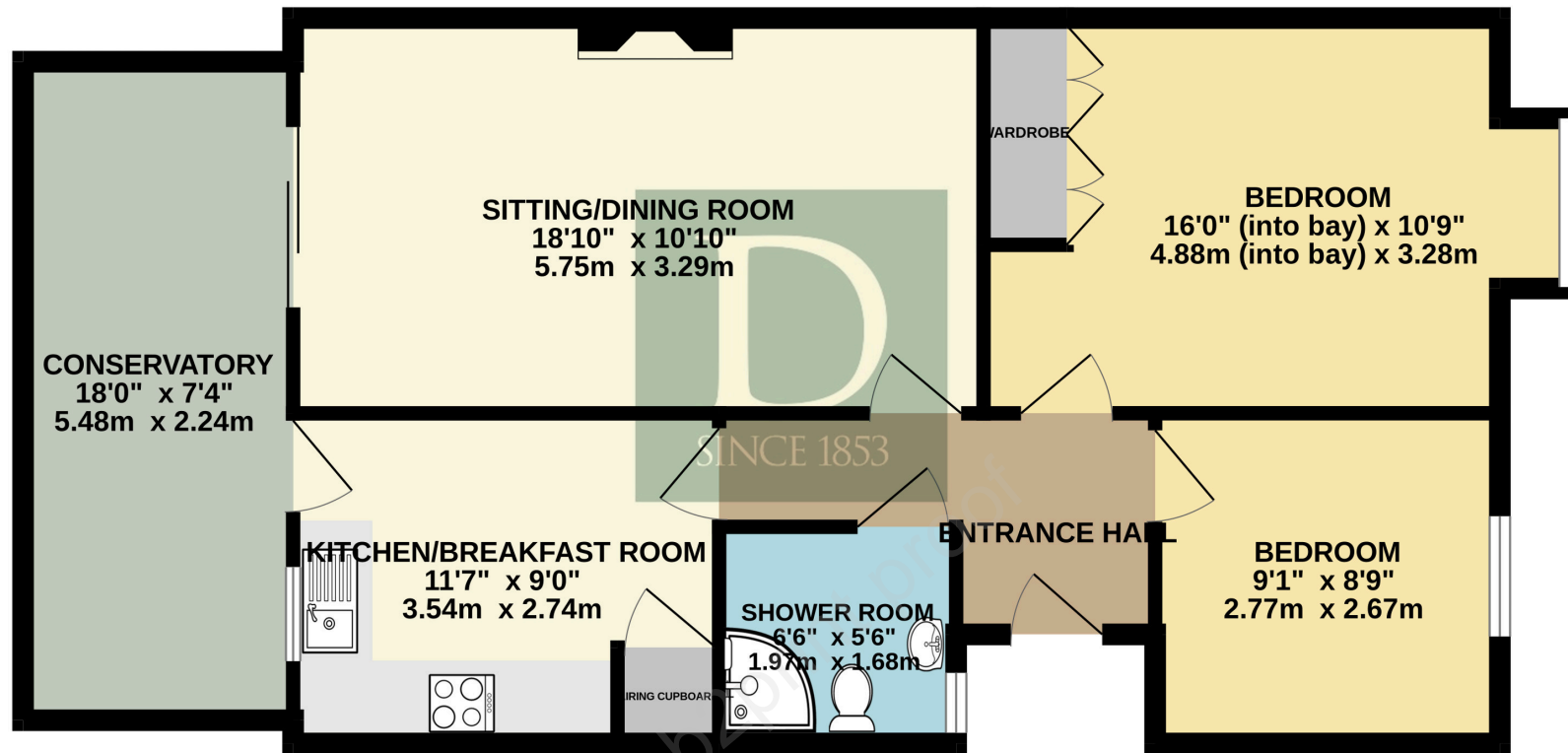
1





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

Durrants, 10 New Market, Beccles, Suffolk, NR34 9HA

Tel : **01502 712122**

Email : **beccles@durrants.com**