



Field View Gardens
Beccles

DURRANTS
SINCE 1853



Positioned in a popular cul-de-sac, backing on to fields, this three bedroom semi detached home offers off street parking and a generously sized garden.

Entering from the front to an entrance hall with WC and storage cupboard. The kitchen overlooks the front aspect and is fitted with a range of units. At the rear of the property is a sitting/dining room with spiral staircase rising to the first floor and doors leading on to the garden.

On the first floor the landing leads to three bedrooms and a family bathroom.

Outside, the property is set back from the road with a driveway to the side giving off road parking. There is a useful outside store to the front of the property and the remainder of the front aspect is open lawns. The rear of the property is an enclosed lawned garden backing on to fields.

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.)

VIEWINGS

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk Council.
Council Tax Band - B



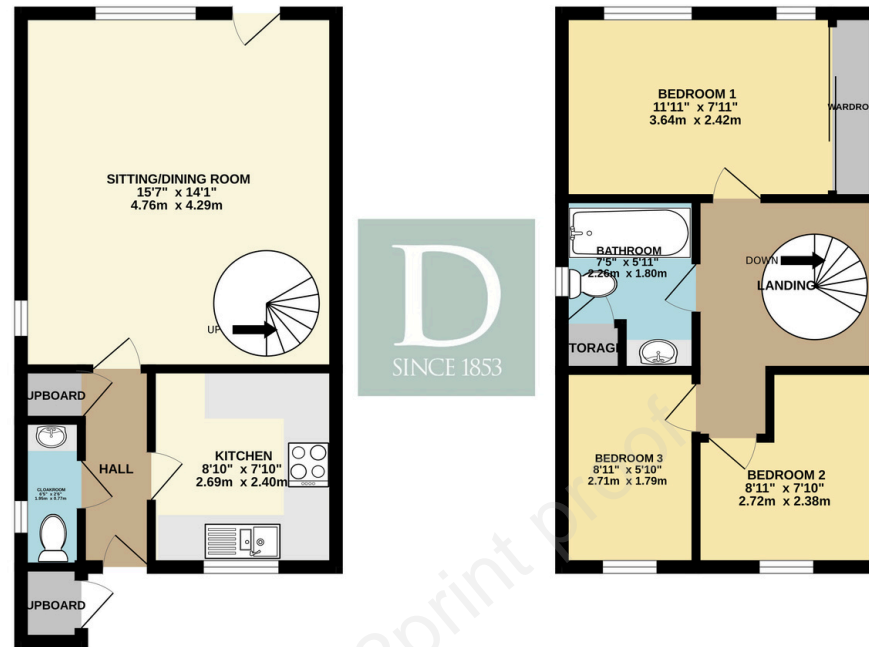


NO ONWARD
CHAIN

FLOOR PLAN

GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.

1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.2 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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