



39 ST GEORGES ROAD
BECCLES NR34 9YA



Two bedroom, semi-detached home with rendered facade, well positioned within the town.

The property is set back from the road and you approach the front door along a path aligned with lawn.

Outside the rear garden is mainly laid to lawn with a path way leading around from the front, along the side of the property, giving access to the garden store.

Upon entering the property, you come into the welcome hall with stairs leading up to the first floor and access to the two reception rooms. The first reception room, used as the sitting room, features a bow window overlooking the front aspect and allowing ample natural light in. The second reception room can serve as a dining room or a versatile space, depending on your needs. Connected to the rear reception room is the kitchen, equipped with cabinetry and counter space.

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

Moving towards the rear of the property, steps lead down to the rear hall where you find the downstairs toilet which provides additional convenience for guests and family members. This area also allows access to the rear garden.

Moving upstairs, the landing gives access to two double bedrooms and a storage cupboard. Completing the upstairs is a family bathroom.



2

1

2





NO
ONWARD
CHAIN

FLOOR PLAN

GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.5 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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CONTACT US

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

Tel : **01502 712122**

Email : **beccles@durrants.com**