



10 NORTHGATE

BECCLES, NR34 9AS



This delightful cottage has been recently renovated combining modern comfort with traditional charm, ideally positioned close to the town centre viewing recommended to appreciate.

Situated in the sort after location of Northgate, in the Town of Beccles, this freehold property, enjoys a residential position within walking distance to all the local amenities. The busy market town offers many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, where there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages close by. This cosy charming 2 bedroom cottage has been fully updated and renovated and is perfect to move straight into. A newly fitted kitchen with appliances, new flooring throughout and the garden has been newly landscaped.

Wooden front entrance door leading to

Lounge

Feature fireplace with built in bookshelves / storage either side. Wooden sash window with secondary glazing overlooking Northgate. Radiator, fitted carpet, wooden door leading to,

Kitchen

Newly fitted kitchen base and wall units integrated electric cooker and hob with overhead extractor fan. Newly commissioned gas combi boiler. Washing machine, space for refrigerator, vinyl flooring, door to cupboard storage under the stairs. 2 wooden windows facing the garden. Radiator, wooden exterior door leading to the rear garden. Wooden door leading to the staircase and 1st floor,

Bedroom 1

Wooden sash window with secondary glazing overlooking Northgate. Radiator, 2 storage cupboards and fitted carpet. Wooden door leading to,

Bedroom 2

Wooden window overlooking the garden. Radiator, storage cupboard, fitted carpet. Wooden door leading to Shower room.

Shower Room

Newly fitted 3 piece suite, walk in shower, vanity unit and sink, WC and heated towel rail, vinyl flooring and window to the rear.







Outside

The rear garden has been recently landscaped making an ideal place to relax and for outdoor living. Shed, Patio and borders. The property also has rear access via a passage through a gate at the front of the property.

With its ideal location close to the town centre, along with its blend of modern renovations and charming features, this cottage offers an exceptional opportunity for a relaxed and convenient lifestyle.

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.)

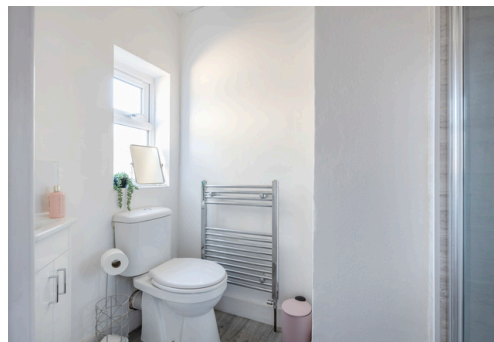
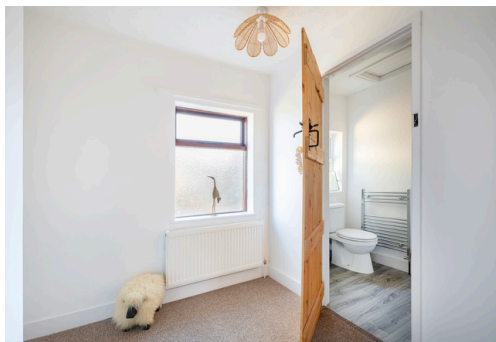
VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk Council. Council Tax Band - B

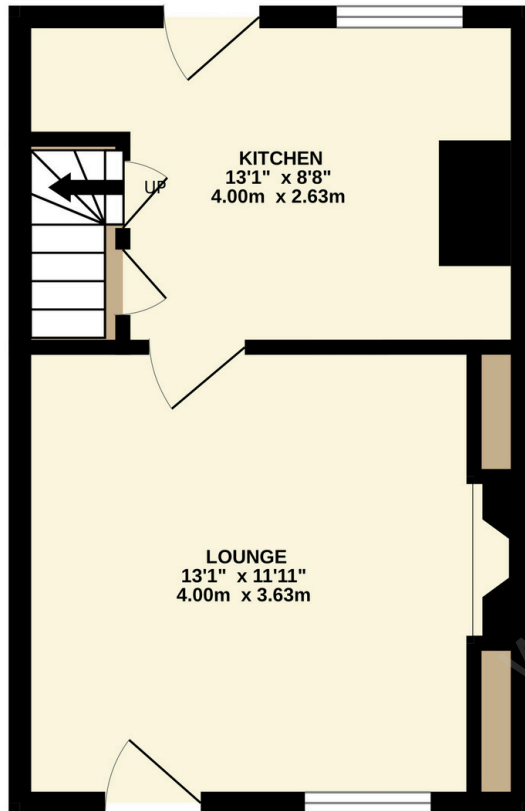




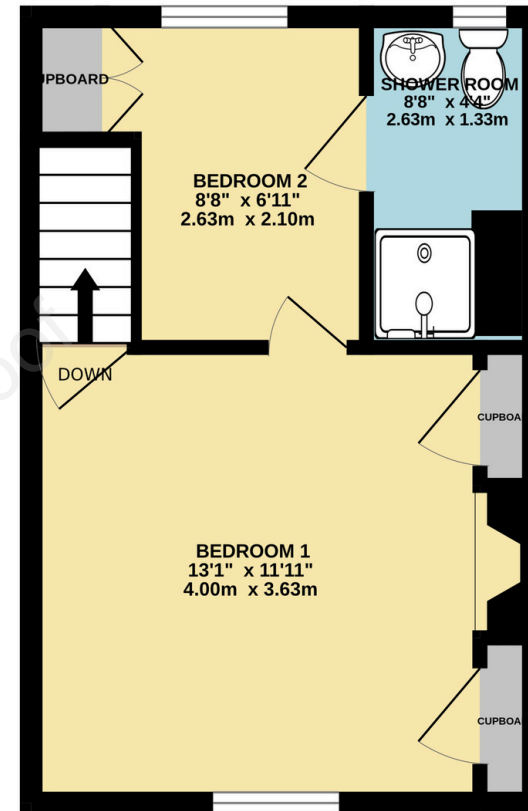
NO
ONWARD
CHAIN



GROUND FLOOR
259 sq.ft. (24.0 sq.m.) approx.



1ST FLOOR
260 sq.ft. (24.1 sq.m.) approx.



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TOTAL FLOOR AREA : 251sq.ft. (23.3 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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DURRANTS

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