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Clerks Piece,
Beccles, Suffolk

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ESTATE AGENTS

A superb opportunity to purchase a unique and spacious, well positioned bungalow on the outskirts of Beccles. The property has undergone a range of works including a full re-wire, new kitchen and gas central heating and now offers the chance for a new owner to add the cosmetic finishes to their own taste. The property boasts a large sitting/dining room, two double bedrooms, kitchen and bathroom with an attractive South-facing courtyard garden. Offered with No Onward Chain this is a must view.

Accommodation comprises briefly:

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Master Bedroom
- Further Double Bedroom
- Bathroom
- Courtyard Garden
- Garden Store



Property

Approaching the front door of the bungalow we pass the outside store which offers space for a bicycle and garden items. Stepping through the front door we are welcomed by the entrance hall where the feeling of space is instantly apparent. To the left we find the kitchen which has been refitted making the most of the space and provides a range of wall and base units with ample work space above. An inset stainless steel sink is set below the window looking onto the green space that surrounds the properties. Space is made for our appliances and a modern extractor is fitted whilst a connecting hatch from here looks into the sitting room making the rooms sociable when entertaining. Back in the hall we pass the boiler cupboard before entering the generous sitting/dining room. This delightful room makes no compromise on space and is filled with natural light from a large window and door that open to the private courtyard. Stepping along the hall we pass the airing cupboard and bathroom before finding the two bedrooms, the smaller still offers space for a double bed whilst the generous master bedroom offers great proportions. Both look onto the rear aspect.



Outside

Approaching the frontage of the property a path leads to both the front door and outside store. The properties are surrounded by grassed areas providing the perfect spot to catch the evening sun. At the rear a delightful courtyard garden is fully enclosed by a high brick wall providing an enclosed private space. The South-facing courtyard is paved and accessed from a door in the sitting/dining room perfect when entertaining. A gate leads out to the rear where a footpath leads to the parking area.

Location

The property is conveniently located within walking distance to the market town of Beccles, which provides all local amenities, train station and schools, and the River Waveney. Clerks Peice is a 5 minute walk from the bus stop for the X2/21 & 22 offering superb access to Norwich & Lowestoft for shopping and trips to the beach. The Cathedral City of Norwich lies approximately 19 miles away, Lowestoft, Kessingland & Southwold line the Suffolk coastline and are an easy driving distance of approximately 10 miles.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas Central Heating. Mains Electric, Water & Drainage.

Energy Rating: TBA

Local Authority:

East Suffolk Council

Tax Band: A

Postcode: NR34 7BG

What3Words: ///trembles.journals.drums

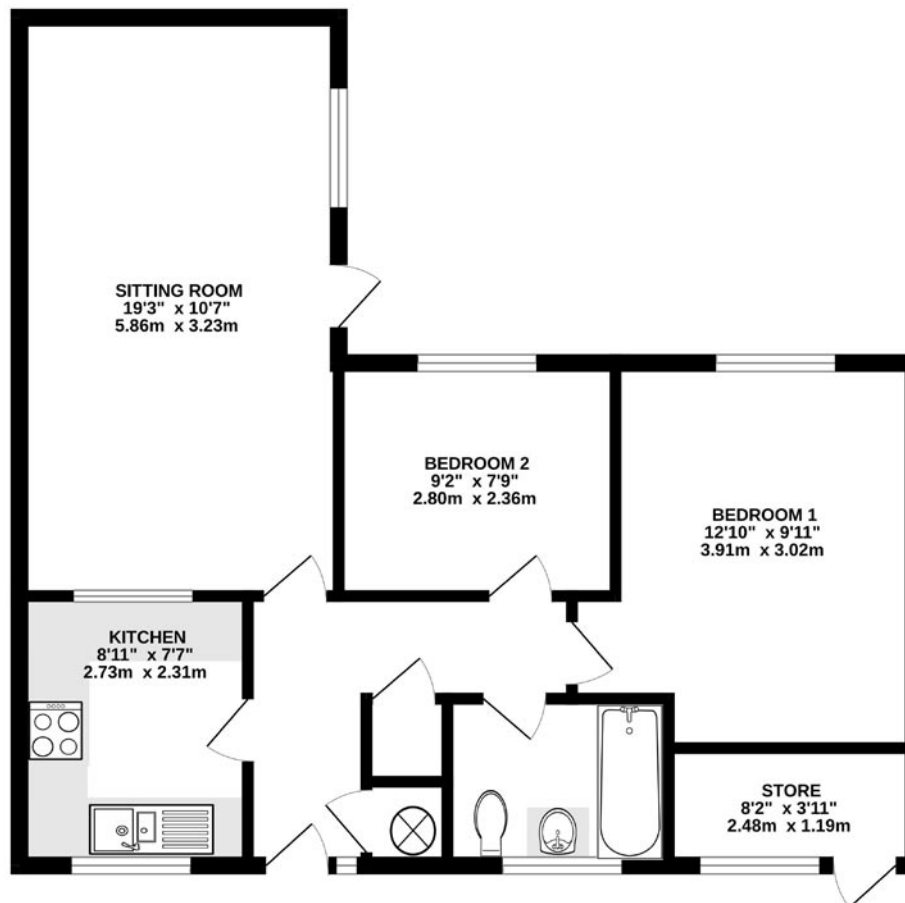
Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £145,000



TOTAL FLOOR AREA: 618 sq.ft. (57.4 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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To arrange a viewing, please call 01986 888160

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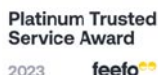
Diss 01379 644822

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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