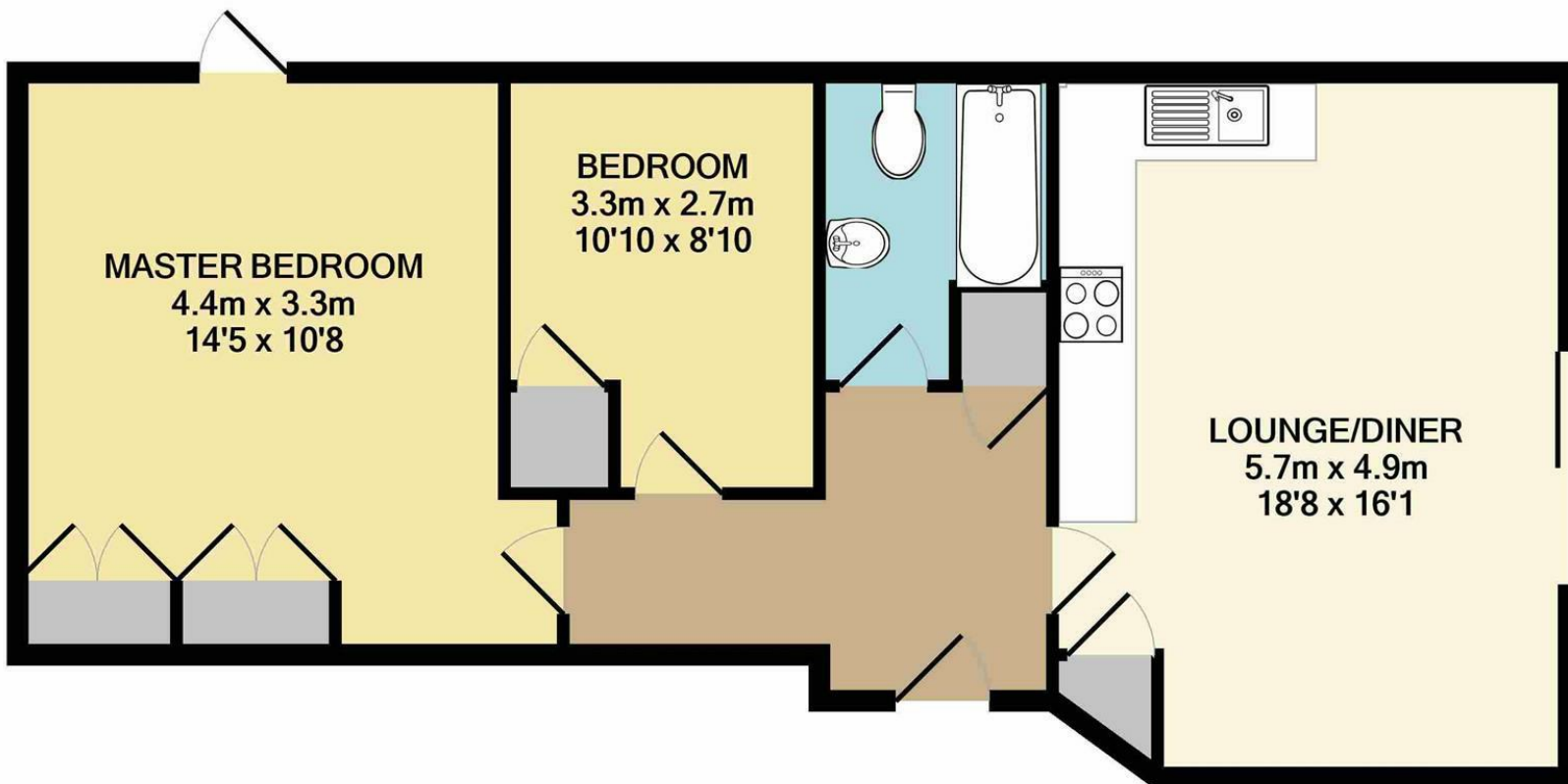




Gosford Road | Beccles | NR34
 Guide Price £180,000

abbotFox



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	70
England & Wales	EU Directive 2002/91/EC	

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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abbotFox presents this stunning top floor apartment. Offering unrivalled views across the town and nearby countryside, this home has been thoughtfully improved by the current owner to offer a light and stylish finish throughout. With accommodation comprising an inviting entrance hall, generous open plan living accommodation, two bedrooms and a family bathroom, this property also benefits from a spacious private balcony and attic space. An internal viewing comes highly recommended.

The busy centre of Beccles offers a variety of local amenities including a weekly farmers market, cafes, restaurants, a good range of independent shops and larger supermarkets. It also benefits from several schools covering all age groups from Primary to High School. The town sits on the edge of the Norfolk Broads National Park alongside the stunning River Waveney.

Norwich is located 40 minutes away to the North West and offers a further range of shopping facilities, a mainline railway serving London Liverpool Street and an international airport offering flights to a variety of international and domestic destinations.

