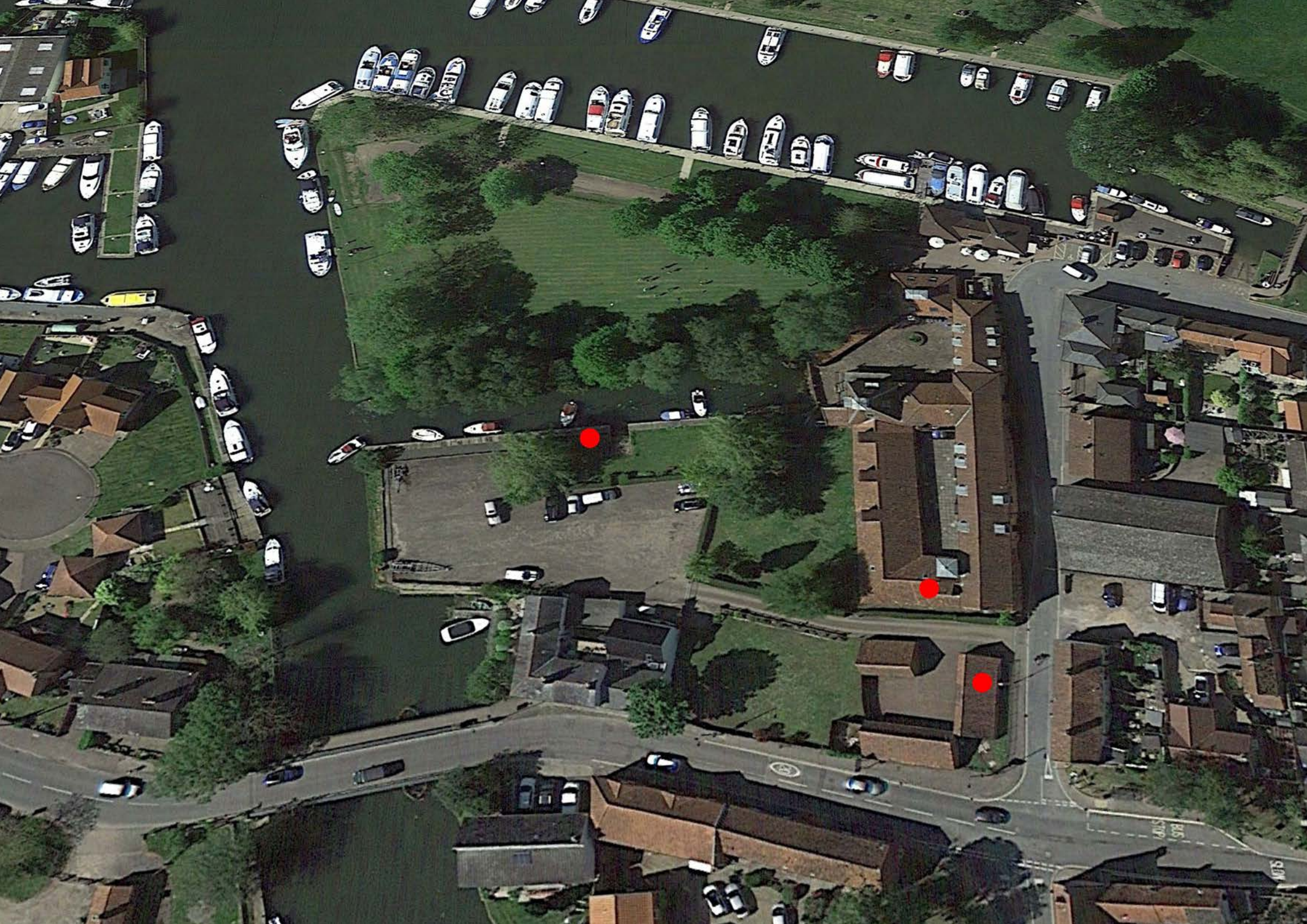




THE MALTINGS, FEN LANE, BECCLES  
£250,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS







# THE MALTINGS, FEN LANE, BECCLES, SUFFOLK NR34 9BT

- Much improved two bedroom town house
- Private mooring and garage
- Within metres of the River Waveney and only half a mile from the centre of Beccles
- Newly fitted kitchen and new flooring throughout
- No onward chain
- Full residential status
- Ideal lock and leave holiday home, perfectly placed holiday let

A much improved two bedroom town house just off the River Waveney with a newly fitted kitchen, private mooring and a garage, within walking distance of the centre of Beccles, offered for sale with no onward chain.

Set within a small well regarded development, built around former maltings buildings, located within half a mile of the centre of Beccles with a comprehensive range of facilities available.

Suitable as a low maintenance private home or as an ideal lock up and leave second home, or a perfectly placed holiday let, this versatile property has a lot to offer with accommodation that comprises an entrance hall, spacious living room open plan to a newly fitted kitchen. Ground floor double bedroom and bathroom, spacious first floor landing/study area looking out over the living space leading to another double bedroom with built in storage and a large picture window.

The property is double glazed with a gas fire and electric wall mounted heaters in the bedrooms, and all flooring, including the carpets has been newly laid.

The property has the use of well kept communal gardens and benefits from a private garage and a stern on 16ft long mooring with access to a shared slipway, all a matter of metres away from the River Waveney.

## ACCOMMODATION

### Entrance Hall

Built in cupboards with hot water tank. Meter cupboard.



**Bedroom 1: 11'2" x 10'9"**

Window to front aspect, built in double wardrobe, wall mounted electric heater.

**Bathroom**

Low level w/c, wash basin, panelled bath with shower over, heated towel rail, extractor fan.

**Living Room: 22'7" x 14'6"**

Spacious living space with high vaulted ceilings, window and fully glazed door to rear, wall mounted gas fire, staircase to first floor. Open plan to:

**Kitchen**

Newly fitted, range of wall and floor mounted units with 1½ sink unit and drainer, built in oven, hob and extractor fan. Downlighters and window to rear.



**FIRST FLOOR**

**Landing/Study Area: 13'0" x 8'0"**

Angled ceiling with Velux window.

**Bedroom 2: 11'1" x 11'0"**

High angled ceiling, picture window to rear. Wall mounted electric heater, built in wardrobe.







## OUTSIDE

Communal courtyard to the front of the property. Two well maintained communal garden areas, one of which gives access to the water with a shared slipway and a private stern on 16ft long mooring.

Views out over the River Waveney and out over the park adjacent to Beccles Quay.

## ADDITIONAL INFORMATION

Tenure: Freehold

Occupancy: Full residential

Services: Mains water, drainage, gas and electricity

Maintenance charge for communal gardens, in the region of £300 per annum.

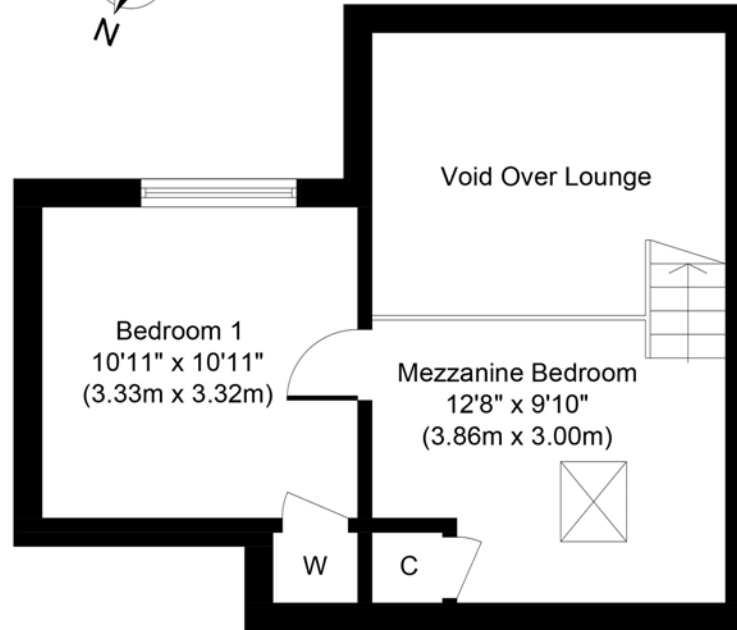
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.







PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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