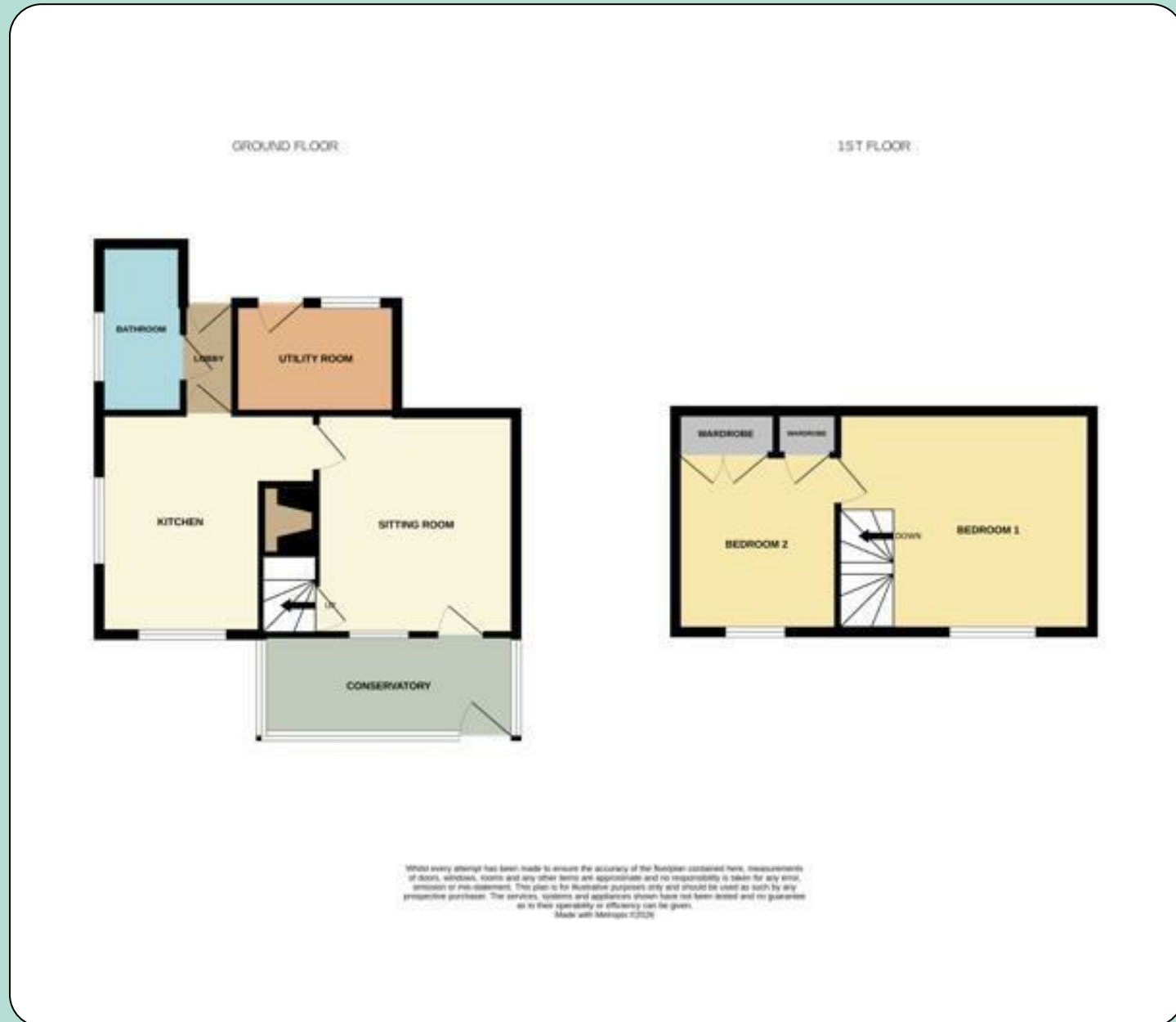


Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: TBC  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**£140,000**  
 Offers In Excess Of



## Kings Dam

Beccles, NR34 0LG

- Characterful cottage in a desirable semi-rural setting
- Two bedrooms
- Conservatory entrance providing additional reception space
- Offered to the market with no onward chain
- Ideal opportunity to renovate and personalise

- Generous front garden with excellent potential
- Storage heaters installed, with oil commonly used locally
- Conveniently located for shops, amenities and schools
- Retaining a range of attractive period features
- Easy access to nearby bus routes and transport links

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 Lowestoft  
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 NR33 0BB

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 01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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### Location

Situated on the edge of the picturesque market town of Beccles, Gillingham offers a peaceful village setting with the convenience of nearby amenities and transport links. Surrounded by beautiful Suffolk countryside and close to the Norfolk Broads, the area is ideal for those who enjoy outdoor living, walking, and waterside activities. With a welcoming community atmosphere, well-regarded local schools, and easy access to both the coast and Norwich, Gillingham provides an excellent balance of rural charm and everyday practicality.

### Conservatory

4.33 x 1.71

UPVC double glazed entrance door to the front aspect, tile flooring, dual aspect UPVC double glazed windows, single glazed internal window and a door opening into the sitting room.

### Sitting Room

3.20 x 3.77

Vinyl flooring, single glazed internal window to the front aspect, storage heater, open fireplace with exposed brick chimney breast and doors open to the stairs & kitchen.

### Kitchen

3.32 max x 2.79 max

Dual aspect UPVC double glazed windows and a door opening to the rear lobby. A cleared room offering excellent potential for a kitchen installation.

### Rear Lobby

Doors opening to the bathroom, utility and rear passageway.

### Bathroom

2.90 x 1.42

Tile flooring, x2 dual aspect UPVC double glazed obscure windows, toilet, pedestal wash basin with hot & cold taps, panelled bath with hot & cold taps and a mains-fed shower set above.

### Utility Room

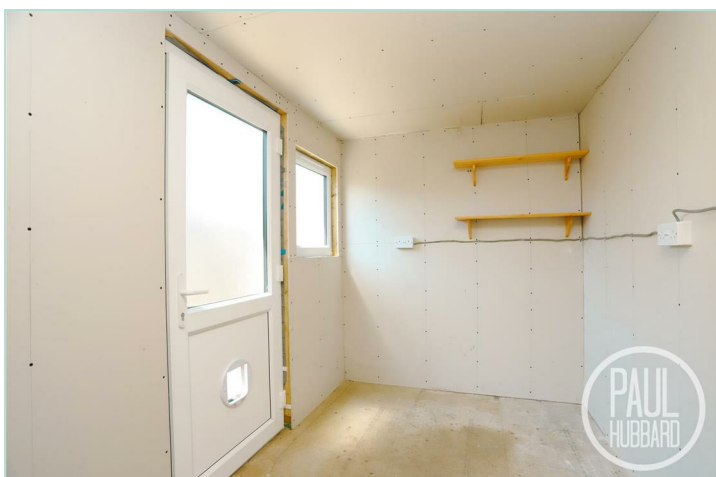
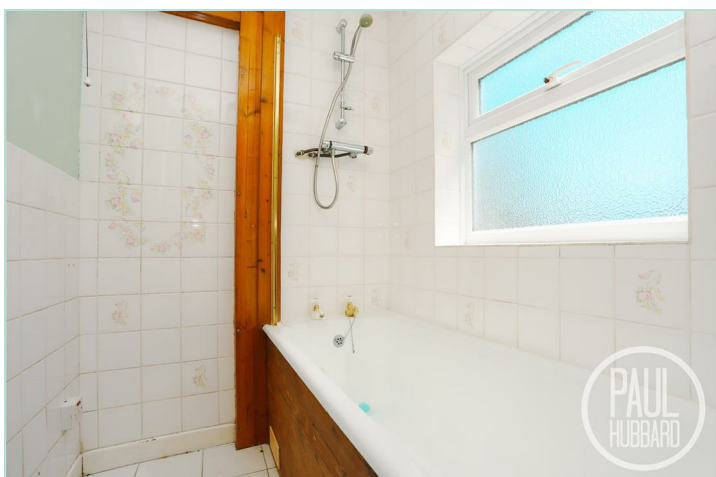
2.74 x 1.88

An empty room ready for decorating with power sockets and a UPVC window & door to the rear aspect.

### Stairs leading to Bedroom 1

4.17 x 3.81

A winding timber staircase leads to bedroom 1 which comprises exposed floorboards, UPVC double glazed window to the front aspect, storage heater and a door opening into bedroom 2/ dressing room.



### Bedroom 2/ Dressing Room

3.13 x 2.00

Exposed floorboards, UPVC double glazed window to the front aspect, storage heater and fitted cupboards (one of which houses the cylindrical copper water tank).

### Outside

The property is primarily accessed via a right of way across the neighbouring gardens, leading to the conservatory entrance. The front garden has been left largely untouched, providing a blank canvas for a new owner to landscape and personalise to their own taste. The boundaries are enclosed by panel fencing, with a useful timber storage shed included. A pathway leads through to the rear passage and also provides direct access to the neighbouring allotments, a fantastic addition for keen gardeners or anyone with a passion for growing their own produce.

### Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

