



13 Kings Dam

Gillingham, Beccles, NR34 0LG

Guide Price £135,000



Situated within the desirable semi-rural setting of Gillingham, this charming two-bedroom cottage presents an excellent opportunity for buyers seeking a characterful home with scope to renovate and personalise. Offered to the market with no onward chain, the property retains a range of attractive period features throughout and benefits from a conservatory entrance, a generous front garden and access to neighbouring allotments ideal for keen gardeners. Internally, the accommodation includes a sitting room with exposed brick fireplace, a blank-canvas kitchen ready for installation, bathroom, utility space, and two first-floor bedrooms connected via a winding timber staircase. Conveniently positioned close to local shops, amenities, schools, nearby bus routes and the market town of Beccles, the property combines countryside charm with everyday practicality.



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 14'2" x 5'7" (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 10'5" x 12'4" (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 10'10" max x 9'1" max (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 9'6" x 4'7" (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 8'11" x 6'2" (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 13'8" x 12'5" (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 10'3" x 6'6" (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.

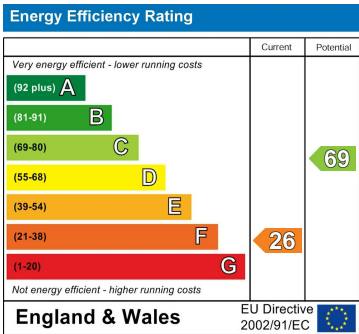
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.