

Olivers

A well presented Victorian mid terrace house, close to the town centre with good sized living space. Two bedrooms and a family sized bathroom accessed off landing.



450pcm

8 Gresham Road, Beccles, Suffolk NR34 9QN

- Two bedrooms
- First floor bathroom
- Front Permit parking
- D/ glazed windows
- Rear garden
- To let unfurnished

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DIRECTIONS:

From Beccles train station head west on Station Road toward George Westwood Way / A145, take the first right onto George Westwood Way / A145, take the first left onto Gresham Road, No 8 is on the right hand side after approx 150ft.

LOCALITY:

Beccles is an attractive market town situated in the heart of the Waveney Valley located between Bungay and Lowestoft with a charming range of shops in the centre of town. Attractions include the river Waveney at Beccles Quay and the local Museum is said to be one of the finest for miles around. A well equipped harbour complete with Tourist Information Centre and children's play area makes Beccles an attractive place to live.

ENTRANCE PORCH

Opaque UPVC front door, tiled floor, opaque window looking out to front garden, door leading to:

LIVING ROOM: 15' 10" x 10' 6" (4.84m x 3.22m)

Fitted carpets, double glazed window to front aspect, storage heater, feature fireplace, under stairs storage cupboard, door leading to;

KITCHEN DINER: 16' 3" x 9' 2" (4.97m x 2.80m)

Wall and base mounted hand painted kitchen units with roll top worktops, extractor fan, window to rear aspect, tiled floor, s/s sink with mixer tap, plumbing for washing machine, cooker point, and space for fridge.

STAIRS/LANDING:

Fitted carpets, smoke detector, above stairs storage cupboard, storage heater, landing area with independent access to the following rooms;

MASTER BEDROOM: 11' 5" x 10' 7" (3.50m x 3.23m)

Built in wardrobe, storage heater, fitted carpets, and window to front aspect,

BATHROOM:

Triton T80i Electric shower over corner bath with acrylic panel, hand basin, wall mounted Power Flex electric heater, tiled splash back surround, airing cupboard, Velux window, shaver point, Manrose extractor

BEDROOM TWO: 9' 2" x 7' 4" (2.80m x 2.24m)

Fitted carpets, storage heater, double glazed window to rear aspect.

GARDEN:

Front: Set back from the pavement with a path leading to front porch.
Rear: Bisected garden laid mostly to grass with sheds at the end.

VIEWING ARRANGEMENTS: Strictly by appointment with agent

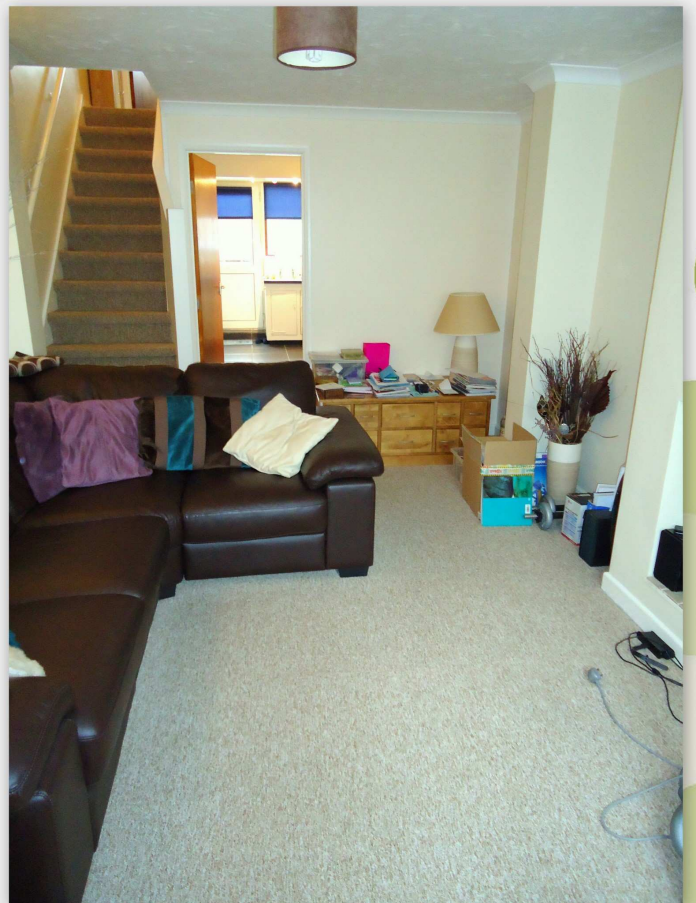
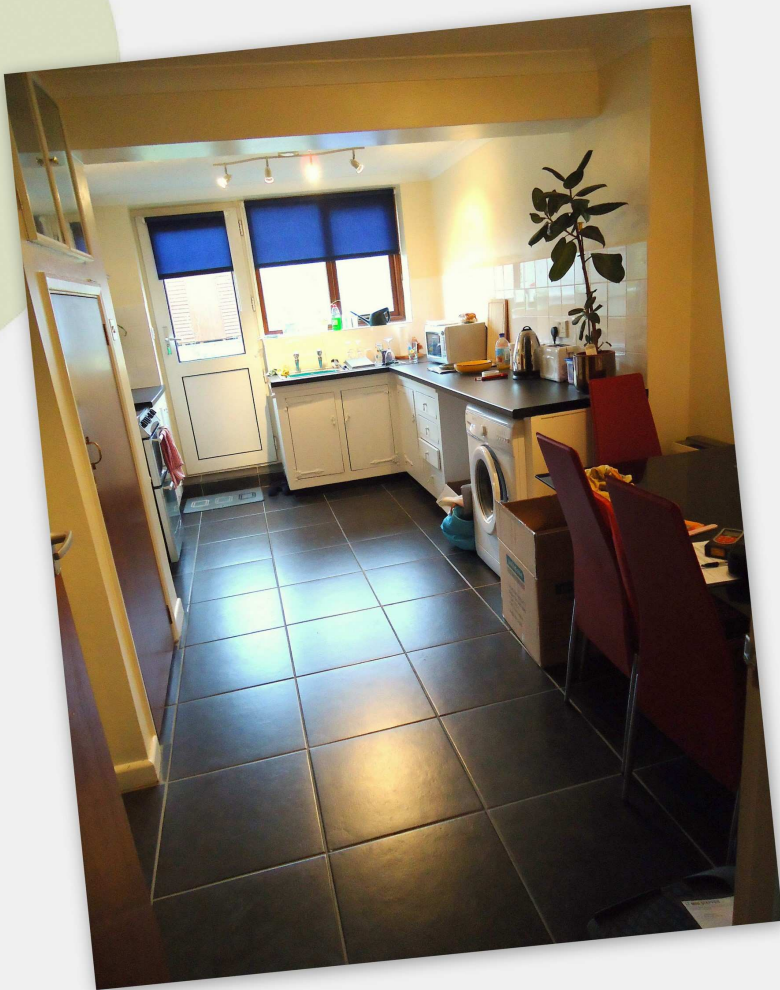
TENANTS TERMS: Monthly rent of £450pcm

SERVICES AVAILABILITY: Mains water, drainage, and electricity connected

LOCAL AUTHORITY: Waveney District Council - Town Hall, Lowestoft, 01502 562 111

COUNCIL TAX: Band A - £981.21 payable 2012 / 2013

All information including prices, photographs, drawings and details contained in these particulars are issued in good faith and must only be used as a guide not forming part of any offer or contract. The Agent/Vendor/Landlord accepts no responsibility for misrepresentations: Prospective purchasers/tenants must themselves verify the statements contained and contact this office for clarification if required. All room measurements provided are approximate and must not be used for the purposes of ordering of carpets, furniture or any other materials, other measurements of particular interest should be independently verified. No service, equipment or appliance contained in this property has been tested; accordingly applicants are advised to commission their own survey/report prior to placing an offer.



Floor Plan:

8 Gresham Road, Beccles, Suffolk, NR34 9QN



Total floor area : 62m² / 203' 4" sq/ft

Energy Performance Certificate



8, Gresham Road,
BECCLES, NR34 9QN

Dwelling type: Mid-terrace house
Date of assessment: 22 February 2008
Date of certificate: 22 February 2008
Reference number: 8198-6122-4830-1522-5026
Total floor area: 62 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E	53		
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	274 kWh/m ² per year	272 kWh/m ² per year
Carbon dioxide emissions	2.6 tonnes per year	2.5 tonnes per year
Lighting	£50 per year	£31 per year
Heating	£376 per year	£222 per year
Hot water	£153 per year	£168 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome