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*Beck Way,*  
Loddon, Norfolk

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**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS

Norwich - 11.3 Miles

Beccles - 6.2 Miles

Bungay - 7.7 Miles

We are pleased to offer this one bedroom, ground floor flat, conveniently located near the amenities of Loddon. This CHAIN FREE property features a double bedroom, sitting room and kitchen with an allocated parking space, and access to communal gardens. It represents an ideal opportunity for both first-time buyers and investors.

Accommodation comprises briefly:

- Sitting Room
- Kitchen
- Double Bedroom
- Bathroom
- Allocated Parking Space & Visitor Parking
- Communal Garden



### Property

The front door opens into a central hallway that connects all rooms and includes an airing cupboard to the immediate left. The main living area is a dual-aspect sitting room with ample space for furniture and a small dining table. This room also includes a large storage cupboard. An archway leads to the kitchen, which features wall and base units, worktop space with a sink, and designated areas for a cooker, fridge/freezer, and washing machine. The bedroom is a well-proportioned double room with a bay window to the front. The accommodation is completed by a bathroom comprising a bath with an overhead shower, a wash basin, a WC, and a heated towel rail.



## Outside

A dedicated parking space is located behind the building, and visitor parking is also available. The property features dual-aspect views over the communal garden, which is primarily laid to lawn and includes a washing line for residents' use. Access to the residence is provided through a communal internal area with both front and back door entry.

## Location

Beck Way is a short walk from the centre of Loddon, a popular town offering excellent amenities, including schools, nurseries, shops, a Post Office, churches, a doctors' surgery, a dentist, a library, three pubs, a cafe, and various takeaway options. You will also have easy access to the Broads Network via Loddon Staithe and the River Chet, which features lovely walking trails. The property is within easy reach of the market towns of Beccles and Bungay for a fuller range of amenities. The Cathedral City of Norwich is approximately a 20-minute drive north and offers a mainline train link to London Liverpool Street (1 hour 51 minutes). Finally, the unspoiled heritage coastline of Suffolk, including the beautiful beaches of Southwold and Walberswick, is approximately 20 miles away.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Electric central heating. Mains electricity, water and drainage.

Energy Rating: E

## Local Authority:

South Norfolk District Council

Tax Band: A

Postcode: NR14 6UZ

What3Words: ///thread.niece.eagles

## Tenure

Leasehold: 86 years remaining

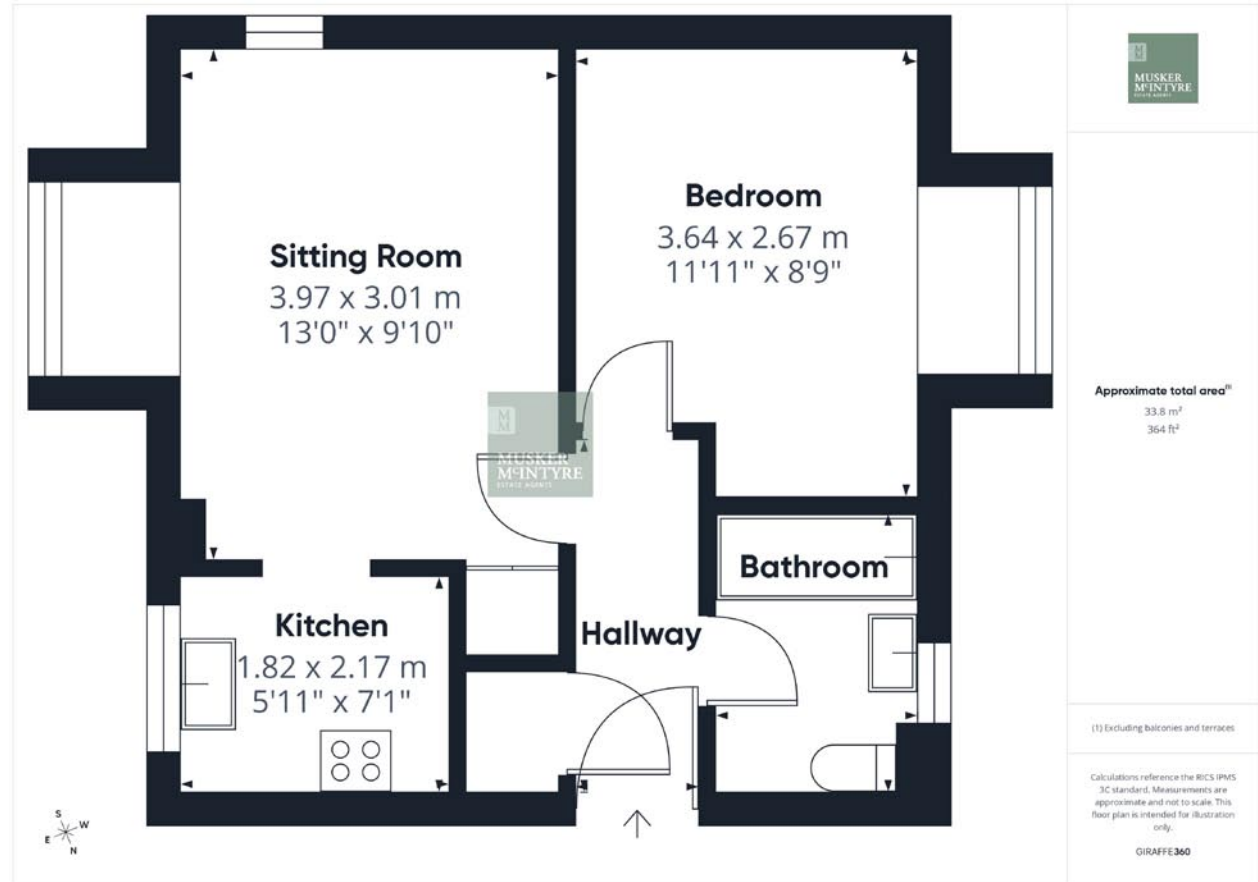
Ground Rent: Approx. £100 p.a.

Service Charge: Approx. £1000 p.a.

## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £110,000**



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

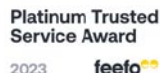
Loddon 01508 521110

Halesworth 01986 888205

Harleston 01379 882535

[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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