



Beccles,

Offers In Excess Of £100,000

- Freehold Quay Headed Private Mooring Refurbished 2022
- 10.20m x 3.20m Cut
- Walking Distance to the Town Centre
- Stunning River Views
- Wide Deck with Lawn, Hedgerow Boundaries, Space for Summer House
- Gated Access Rack and Shared Parking
- 11.0m Quay Headed Mooring
- An Idyllic Private Setting Perfect for Exploring the Southern Broads
- Not To Be Missed!

Puddingmoore, Beccles

QUAY HEADED MOORING on the RIVER WAVENEY

Beccles is a charming market town nestled on the edge of the beautiful Norfolk and Suffolk Broads, offering a perfect blend of riverside tranquillity and vibrant community life. Set along the River Waveney, it boasts a picturesque quay, independent shops, cosy cafés, and a range of local amenities, all wrapped in a friendly, welcoming atmosphere. With its historic architecture, regular markets, and easy access to both the Broads National Park and the Suffolk coastline, Beccles is an ideal location for those seeking a relaxed pace of life with plenty of character and natural beauty on the doorstep



Council Tax Band:



TENURE

Freehold

SERVICES

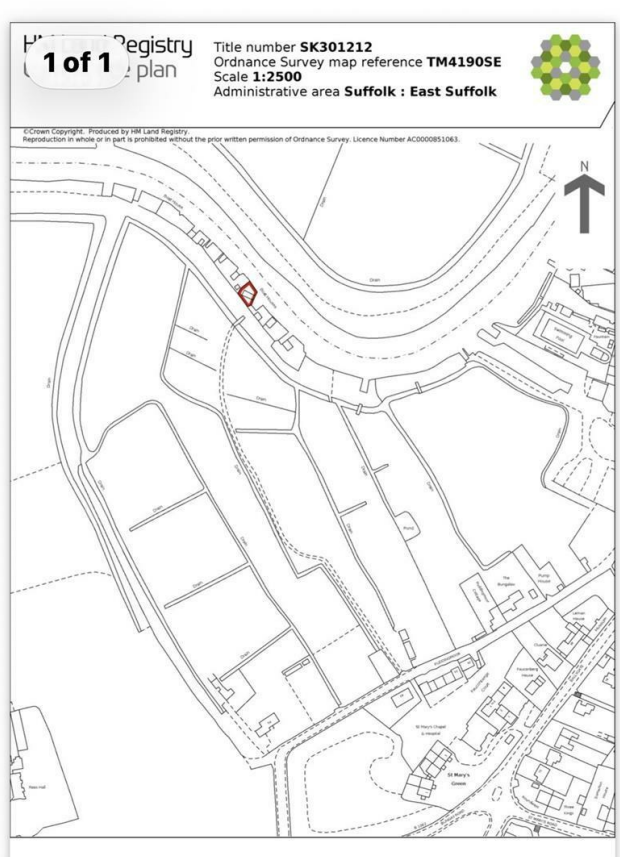
No services connected

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A New Market Beccles NR34 9HD for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01502 442889 Ref: 21154/RDB.

FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

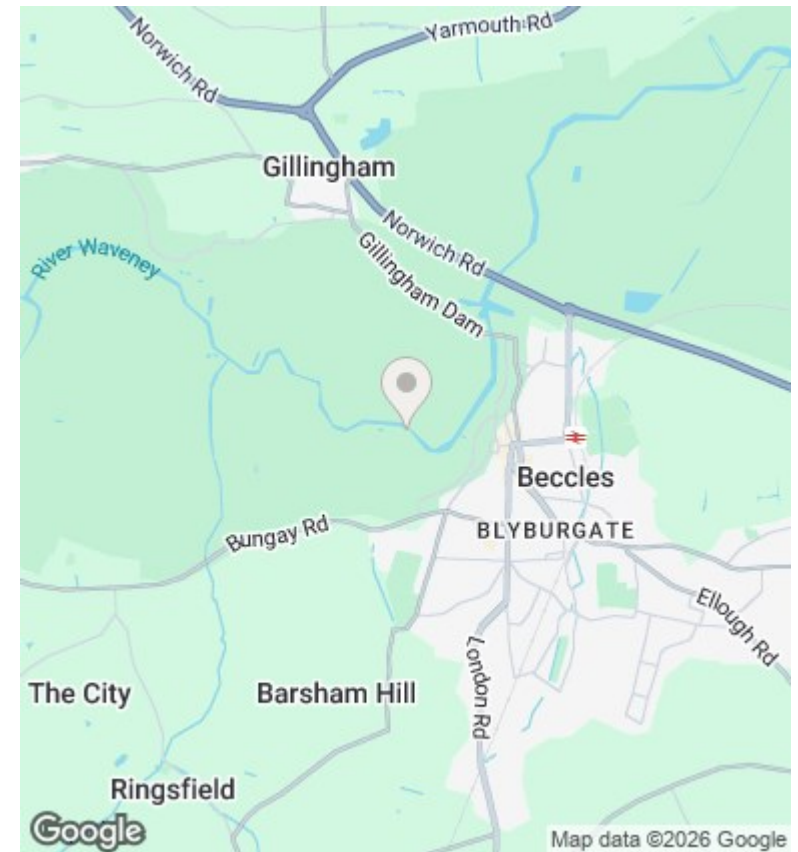


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal and Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 fee for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Fixtures & Fittings

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

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Viewings

Viewings by arrangement only. Call 01502 442889 to make an appointment.