



121 ELLOUGH ROAD
BECCLES, NR34 7AQ



Occupying a generous plot within a popular residential area of the thriving market town of Beccles, this detached two-bedroom bungalow presents an excellent opportunity for buyers seeking a property with the potential to modernise and create a home to their own specification.

The accommodation is well laid out and comprises an entrance hall providing access to all principal rooms. Positioned at the front of the property is a lounge/diner, enjoying an abundance of natural light from three front-facing windows and offering direct access into the conservatory.

The kitchen is fitted with a range of units and benefits from a side aspect window together with a door providing access to the side of the property. There are two well-proportioned bedrooms and a family bathroom completing the internal accommodation.

Outside, the property is approached via a driveway providing off-road parking and leading to a garage. The front garden is predominantly laid to lawn. The enclosed rear garden is mainly laid to lawn, offering a good degree of privacy and ample space for gardening, entertaining or simply relaxing. A pedestrian door provides convenient access into the garage.

The property is ideally situated within easy reach of Beccles town centre, where a wide range of independent shops, supermarkets,

cafés, restaurants and leisure facilities can be found. Offered with excellent potential for improvement, this bungalow is ideally suited to downsizers, investors or purchasers looking for a rewarding renovation project.

SERVICES

All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold.

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk District Council. Council Tax Band – C





NO ONWARD
CHAIN!

FLOOR PLAN

GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA: 931 sq.ft. (86.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CONTACT US

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