



12 THE PIGHTLE

NORTH COVE, BECCLES, NR34 7PR



This detached bungalow presents an excellent renovation opportunity and the chance to create a home tailored to your taste.

**To the side of the property, a driveway leads to a detached garage, providing ample parking and storage. Stepping inside, the entrance hall extends towards the rear of the bungalow, giving access to the main accommodation.**

There are three bedrooms, with the principal bedroom benefitting from an ensuite shower room, in addition to a separate wet room. At the rear, the sitting/dining room enjoys a bright aspect and opens directly into a generously sized conservatory, offering extra living space and garden views. The kitchen sits adjacent, with scope for modernisation.

Outside, the property sits on a good-sized plot with a garden that offers a true blank canvas for any budding gardener to design and make their own.

This property is ideal for those seeking a project in a well-regarded residential location.

### SERVICES

Mains electricity, water and sewerage 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 Council. Council Tax Band – C





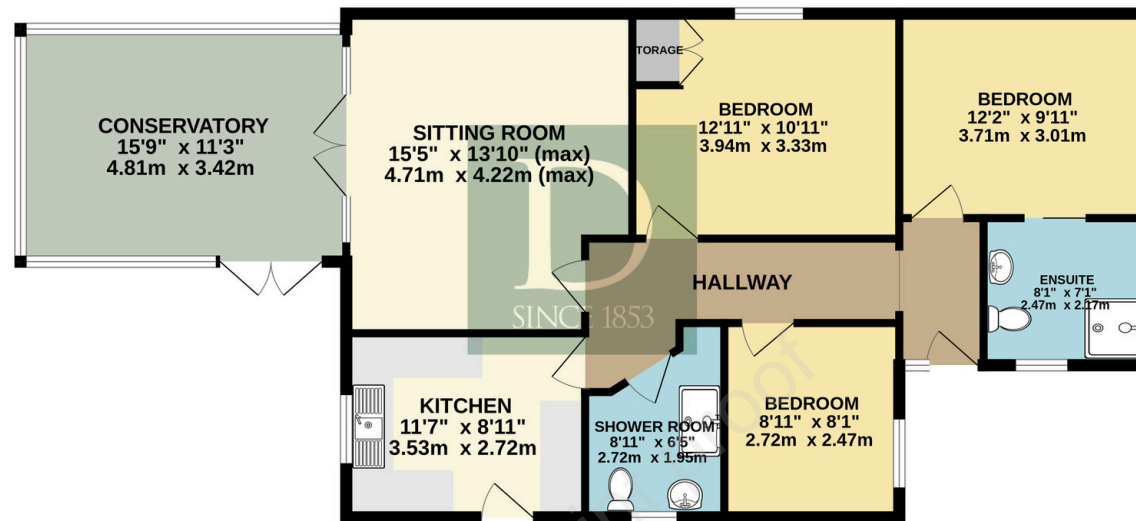
NO  
ONWARD  
CHAIN





## FLOOR PLAN

GROUND FLOOR  
1037 sq.ft. (96.4 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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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