



48 Waveney Road | | Bungay | NR35 1LJ

Price Guide £215,000

****RENOVATED END TERRACE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this stunning and recently renovated two-bedroom end-terrace home, perfectly positioned in the highly sought-after market town of Bungay. Beautifully updated throughout, the property features a spacious lounge/diner and a contemporary fitted kitchen on the ground floor, while the first floor offers two well-presented bedrooms and a stylish bathroom off the landing. Outside, the home enjoys a driveway providing off-road parking, a garage, and an attractive tiered rear garden boasting lovely views. With double glazing, brand-new gas heating (boiler installed in 2025), and a high-quality finish throughout, this exceptional home is ideal for first-time buyers or buy-to-let investors. Early viewing is strongly recommended.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, fixtures, fittings and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not shown to scale and are provided as to their operation or efficiency only for general information.

Location

Situated in the popular market town of Bungay, the home benefits from a quiet setting while still being within easy reach of local schools, shops, cafés, and transport links. Bungay offers a strong community feel with the River Waveney close by, and excellent access to both the Norfolk and Suffolk countryside.

Accommodation Comprises

Front door to:

Lounge/Diner 19'6" x 11'10"

Double glazed window, two radiators, cupboard, stairs to first floor.

Kitchen 11'11" x 7'9"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and washing machine, double glazed window, door to rear.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 11'11" x 11'2"

Double glazed window, radiator.

Bedroom Two 11'11" x 9'4"

Double glazed window, radiator.

Bathroom 6'4" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Driveway providing off road parking leading to a garage.

Outside Rear

Tiered paved, lawned and shingled garden, mature plants and shrubs, shed, enclosed by timber fencing with side gate access.

Local Authority

East Suffolk Council, Tax Band A.

Tenure


Freehold

Utilities

ADSL copper wire broadband.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

East Suffolk Council, Tax Band A

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

<https://www.gilsonbailey.co.uk>
01603764444