

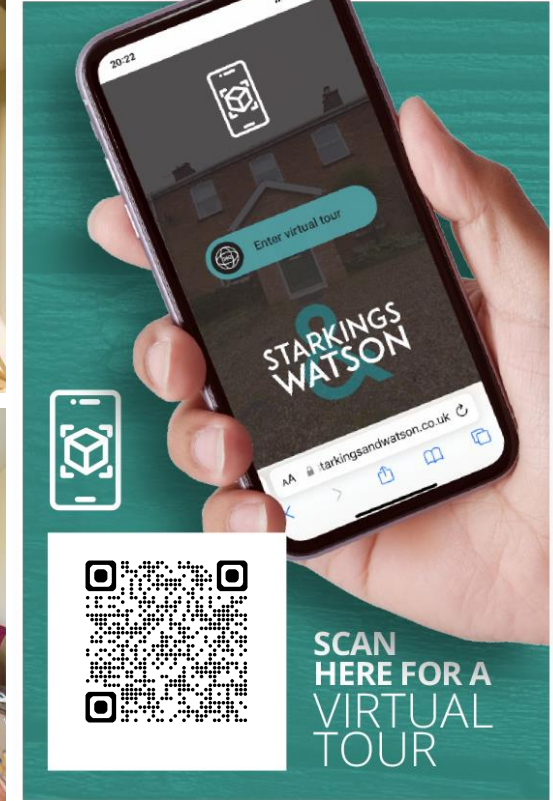
GARDEN CLOSE

# Bungay NR35 1JE

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01986 490590

# FOR SALE PROPERTY



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- No Chain!
- Potential to Update & Modernise
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Family Bathroom
- Enclosed Garden
- Panoramic Field Views to Rear

### IN SUMMARY

NO CHAIN. With POTENTIAL to UPDATE and MODERNISE, this mid-terrace home enjoys ATTRACTIVE PANORAMIC FIELD VIEWS to REAR, with ENCLOSED GARDENS ready to tame! The accommodation includes a hall entrance, 16' SITTING ROOM and adjacent 10' KITCHEN/BREAKFAST ROOM. Upstairs, TWO BEDROOMS lead off the landing with a family bathroom. A useful internal storage cupboard can be accessed from the rear, whilst a further timber shed can be found at the rear boundary.

### SETTING THE SCENE

With various planting to front, the gardens offer a range of patio and planted beds, with a shared hard sanding footpath leading to the main entrance door.

### THE GRAND TOUR

As you head inside, the hall entrance is carpeted with the stairs rising in front of you to the first floor and a door taking you into the main sitting room - with a feature fireplace, wood effect flooring and a large picture window to front. Heading through the

property, the kitchen/breakfast room sits the rear with a range of wall and base level units, and a large island which forms a breakfast bar with views across the rear garden. Space is provided for white goods whilst an inset gas hob and electric oven are built-in. Heading upstairs, the carpeted landing includes a built-in airing cupboard, loft access hatch, with doors leading off to the main double bedroom which sits towards the front of the property with a built-in wardrobe and over stairs storage, and the second bedroom which also includes built-in wardrobes and stripped wood flooring underfoot. Attractive views can be appreciated from the rear bedroom across adjacent fields. The family bathroom also sits to the rear property with a white three piece suite including tiled splash backs and a shower over the bath.

### THE GREAT OUTDOORS

The rear garden requires some attention but could offer a low maintenance space with hard standing underfoot and planted borders - of mainly hedge and shrubbery which offer a green outlook and a degree of privacy. A useful shed can be found at the far boundary with a further internal storage shed where the electric fuse box and metre can also be found within the property.

### OUT & ABOUT

The property is situated at the heart of the quaint market town of Bungay and an easy walk from the shops and amenities where you find an extensive range of amenities including doctors, schooling, dentist, opticians, shops and restaurants. The City of



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Norwich to the North is about a 30 min drive away with a mainline train link to London Liverpool Street. The market town of Diss is about 19 miles away and provides further amenities and also benefits from a mainline link to London.

#### FIND US

Postcode : NR35 1JE

What3Words : ///encoded.pokes.meaty

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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**GIRAFFE 360**

Calculations are based on RICS IPMS 3C standard.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom:  
..... Below 5 ft/1.5 m

(1) Excluding balconies and terraces

**Approximate total area<sup>1</sup>**

695.35 ft<sup>2</sup>  
64.6 m<sup>2</sup>

**Reduced headroom**

3.01 ft<sup>2</sup>  
0.28 m<sup>2</sup>

