



Dukes Road, Bungay - NR35 1RP





## Dukes Road

Bungay

SHARED OWNERSHIP. Located within a QUIET and TUCKED AWAY CUL-DE-SAC location, this delightful TWO BEDROOM SEMI-DETACHED house offers a fantastic opportunity for those looking to step onto the property ladder through SHARED OWNERSHIP. Immaculately presented and meticulously maintained, this property is ready to be moved straight into, making it the perfect home for FIRST TIME BUYERS and YOUNG FAMILIES. The accommodation comprises a sunny sitting/dining room, a separate kitchen, TWO DOUBLE BEDROOMS, a bathroom, and a W/C. The private enclosed rear garden is a true gem, offering a peaceful retreat with an open aspect beyond. Step outside onto the paved patio from the sitting room, ideal for alfresco dining or simply enjoying the sunshine. Further up, a well-kept lawn provides a green space complemented by a second patio area and a timber shed. With timber fencing ensuring privacy, this outdoor space is both inviting and low maintenance. Additionally, the property benefits from ONE ALLOCATED PARKING SPACE, providing convenience and ease for one vehicle off-road.



- Shared Ownership Home
- Well Kept And Ready To Be Moved Straight Into!
- Two Bedroom Semi-Detached
- Sunny Sitting/Dining Room
- Separate Kitchen
- Two Double Bedrooms, Bathroom & W/C
- Private Enclosed Rear Garden
- Allocated Parking Space

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

The property is situated on the edge of the quaint market town of Bungay. Within walking distance to the town centre, offering an extensive range of amenities including doctors, schooling, dentist, shops and restaurants. The City of 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.

#### SETTING THE SCENE

Located at the end of the cul-de-sac there is a shared turning area for the 4 houses only which leads to the allocated parking space to the front for one vehicle. There is a step leading up to the front paved patio with the main entrance door found to the front. There is also shingled frontage and a side gate leading to the rear garden.



## THE GRAND TOUR

Entering via the main entrance door to the front you will find an entrance hallway with stairs to the first floor landing as well as understairs storage and the W/C. Accessed off the hallway is the kitchen to the front with sitting room to the rear. The kitchen is well fitted with a range of wall and base level units with solid worktops over. There is an electric inset oven and hob over as well as space and plumbing for various white goods. The sitting room to the rear is nice bright space with double doors opening onto the garden. There is space for sitting and dining. Heading up to the first floor landing you will find two double bedrooms and a family bathroom. The bathroom offers a bath with shower over, w/c and hand wash basin. The front bedroom is slightly smaller and offers two fitted cupboards. The main bedroom to the rear offers a fitted wardrobe.

## FIND US

Postcode : NR35 1RP

What3Words : ///playback.dress.woods

## VIRTUAL TOUR

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

## AGENTS NOTES

Buyers are advised this is currently a Shared Ownership in conjunction with Flagship Housing with the current owners owning 75% share.

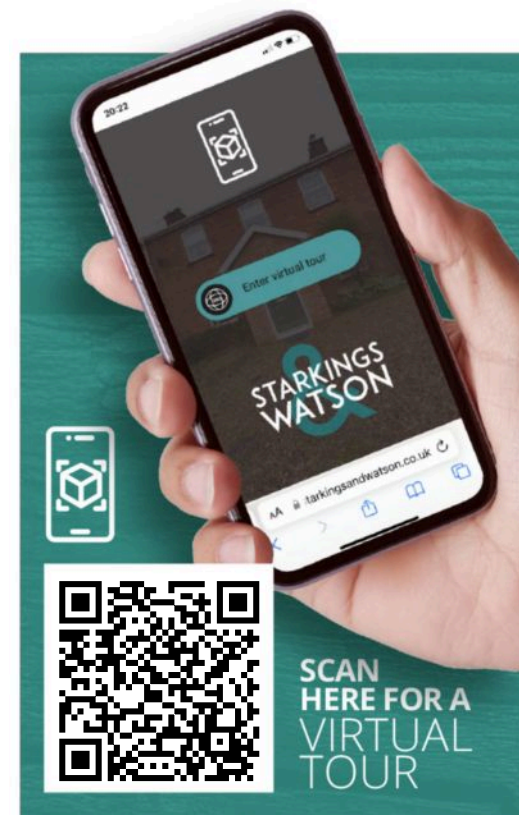
The current lease details on the 75% share are as follows;

Lease remaining - 82 years

Rent - £137.86 pcm

Service Charge - £39.89 pcm to include a £3 sinking fund with the majority made up of buildings insurance.

Flagship Housing have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion if desired. This would mean that any potential purchaser would buy the vendors 75% share and the remaining 25% share of the property from Flagship Housing Association to enable the Freehold purchase on completion. Please note it would cost £120 administration fee in addition to Staircase to 100%.











### THE GREAT OUTDOORS

The well kept and enclosed rear garden has an open aspect beyond. You will find a paved patio leading from the doors in the sitting room providing the ideal place for a table and chairs. Steps lead up to a well kept lawn with a further paved patio to the top of the garden with a timber shed. The garden is enclosed with timber fencing.

#### **Allocated parking**

1 Parking Space







Ground Floor



Floor 1

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

598.59 ft<sup>2</sup>

55.61 m<sup>2</sup>

**Reduced headroom**

11.82 ft<sup>2</sup>

1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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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.