



Lower Olland Street, Bungay - NR35 1BY



Lower Olland Street

Bungay

NO CHAIN. Situated on LOWER OLLAND STREET within just a FEW MINUTES WALK from BUNGAY TOWN CENTRE, this CHARACTER MID-TERRACE COTTAGE offers an EXTENDED and IMPROVED layout making an IDEAL FIRST TIME BUY or INVESTMENT property. Comprising a comfortable SITTING ROOM with a feature fireplace, KITCHEN with INTEGRATED COOKING APPLIANCES and FAMILY SHOWER ROOM on the ground floor. Upstairs, TWO BEDROOMS can be found from the GALLERY STYLE LANDING. A COURTYARD GARDEN can be found outside with STORAGE.

Council Tax band: A

Tenure: Freehold

- No Chain!
- Character Mid-Terrace Home
- Ideal First Time Buy or Investment
- Sitting Room with Feature Fireplace
- Ground Floor Family Shower Room
- Two Bedrooms off Gallery Style Landing
- Short Walk from Town Centre
- Courtyard Garden with Storage

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

Fronting Lower Olland Street, a shallow step leads to the main entrance and open porch above.

THE GRAND TOUR

Stepping inside, the sitting room enjoys a front facing aspect with carpeted flooring underfoot with an exposed brick feature fireplace with wooden mantel piece providing a focal point. Up a shallow step and through the doorway lies the kitchen, where an array of wall and base storage units are topped with light worktops, complemented by clean white tiled splashbacks. To your left, you will find an integral oven and hob, while a stainless steel sink with a mixer tap sits conveniently to the right. A uPVC door provides direct access to the garden, with an adjacent tiled walkway leading you to the family shower room.



Situated in the extended part of the home, this three-piece bathroom is bright and airy, featuring a glass-enclosed walk-in shower, light walls, and a useful heated towel rail.

Ascending the stairway brings you to the gallery first-floor landing, which offers loft access above and a practical airing cupboard. From here, charming wooden latch and brace doors open into the bedrooms. The main bedroom is generously sized and enjoys a front-facing aspect and carpeted flooring. A large walk-in wardrobe provides ample storage. The second bedroom, with its views to the rear of the property, also features carpeted flooring, a radiator, and additional built-in storage space.

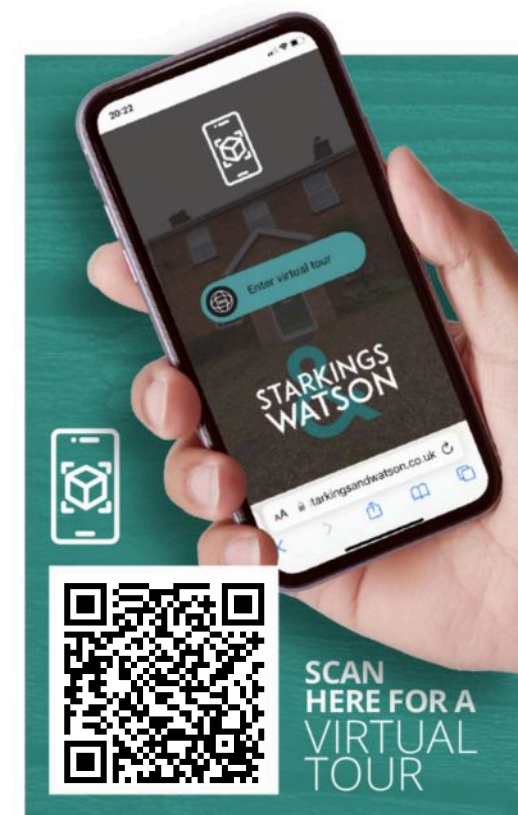
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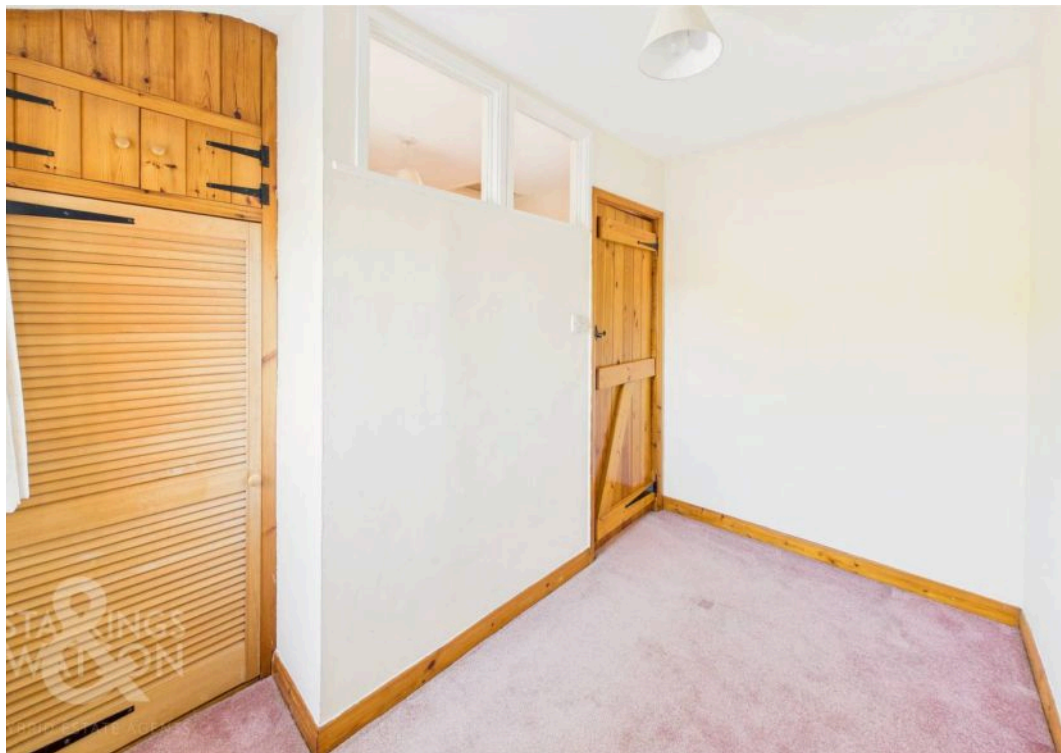
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

Laid to patio, the courtyard garden is wall and timber fence enclosed for privacy and benefits from two substantial storage sheds. The garden is bisected with access to the street from a useful walkway.





Approximate total area⁽¹⁾

470 ft²

43.7 m²

(1) Excluding balconies and terraces

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



Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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.