



Princes Road, Bungay - NR35 1RS



Princes Road

Bungay

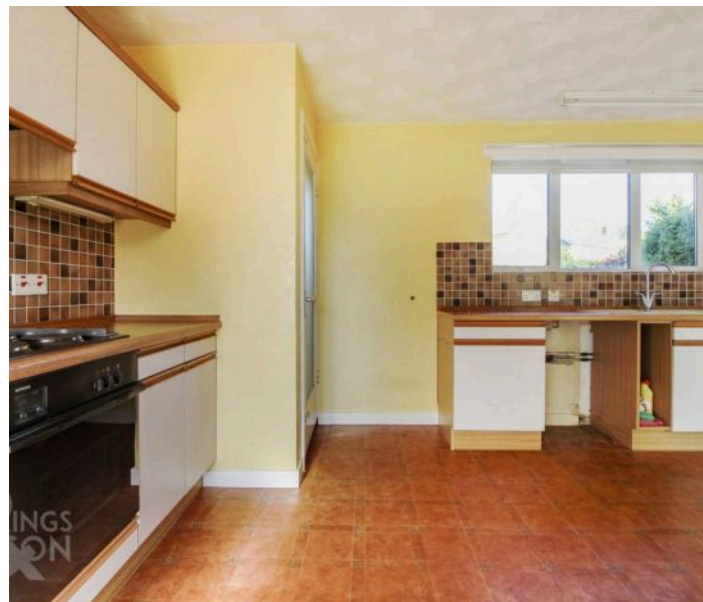
NO CHAIN. Guide Price £230,000-£240,000. This END-TERRACE HOME with FAMILY SIZED ACCOMMODATION is situated in the POPULAR TOWN of BUNGAY, which is WELL SERVICED by amenities and schooling. Set back from the road with a GENEROUS FRONT GARDEN, the property offers accommodation comprising a HALL ENTRANCE with stairs to the first floor, dual aspect SITTING ROOM/DINING ROOM with WINDOWS to FRONT and REAR, rear lobby and entrance porch, along with the KITCHEN/BREAKFAST ROOM which is open plan and boasts PLENTY OF CUPBOARD SPACE and with room for APPLIANCES. The first floor offers THREE BEDROOMS, SHOWER ROOM and separate CLOAKROOM. To the rear, there is a patio area and LAWNED GARDENS, with flower bedding and plantings, and a shed to one corner.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- End-Terrace Home
- Open Kitchen/Breakfast Room
- Dual Aspect Sitting Room
- Shower Room & Separate Cloakroom
- Three Bedrooms
- Front & Rear Gardens
- Parking Close By



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

Approached via a hard standing footpath that passes through a low level brick wall with adjacent lawned and planted front gardens.

THE GRAND TOUR

Obscure double glazed entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, telephone point, stairs to first floor landing, built-in storage cupboard, door to:

KITCHEN/BREAKFAST ROOM

15' 4" x 15' 4" (4.67m x 4.67m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, inset electric hob, built-in electric oven and extractor fan over, space for fridge, space for washing machine, space for breakfast table, vinyl flooring, radiator, double glazed window to rear, integrated freezer, door to sitting/dining room, doors to:



REAR PORCH

Vinyl flooring, obscure double glazed window to front x2, double glazed door to front.

SITTING/DINING ROOM

17' 3" x 10' 9" Max (5.26m x 3.28m) Fitted carpet, radiator x2, double glazed window to front, double glazed sliding patio door to rear, television point, coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, double glazed window to rear, cupboard housing wall mounted gas fired central heating boiler, loft access hatch, doors to:

DOUBLE BEDROOM

11' 1" x 7' 5" (3.38m x 2.26m) Fitted carpet, radiator, uPVC double glazed window to front, built-in storage cupboard.

SHOWER ROOM

Two piece suite comprising wall mounted hand wash basin, shower cubicle with electric shower, tiled walls, aqua board splash backs, tiled flooring, radiator, obscure double glazed window to rear.

CLOAKROOM

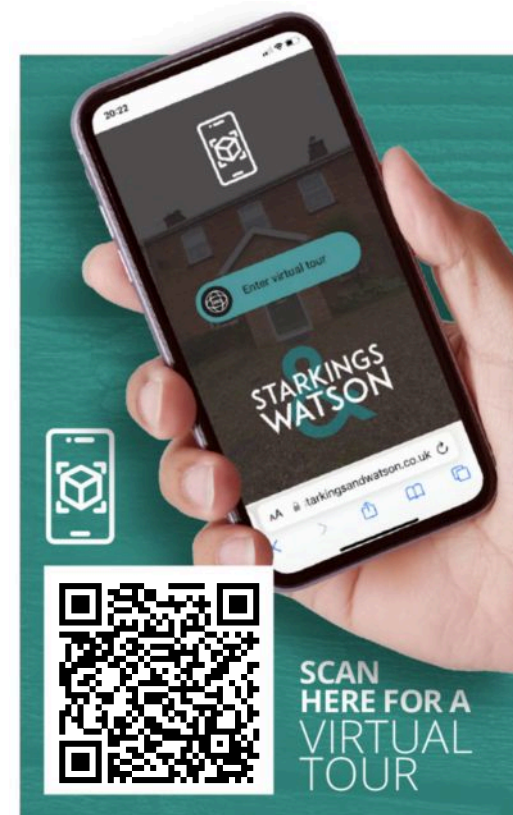
Low level W.C, vinyl flooring, obscure double glazed window to rear.

DOUBLE BEDROOM

12' 5" x 8' 2" (3.78m x 2.49m) Fitted carpet, radiator, double glazed window to rear.

DOUBLE BEDROOM

19' x 8' 3" Max (5.79m x 2.51m) Fitted carpet, radiator, double glazed window to front.



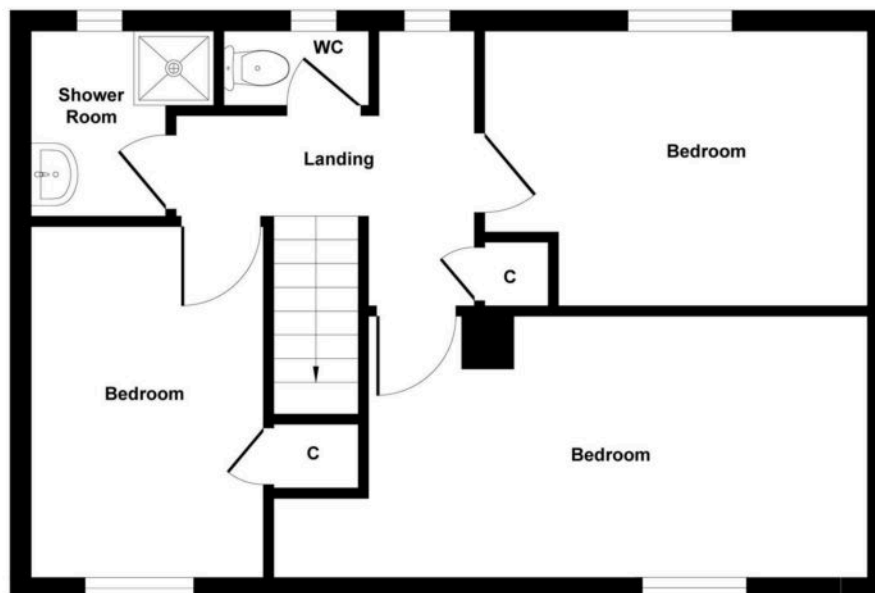




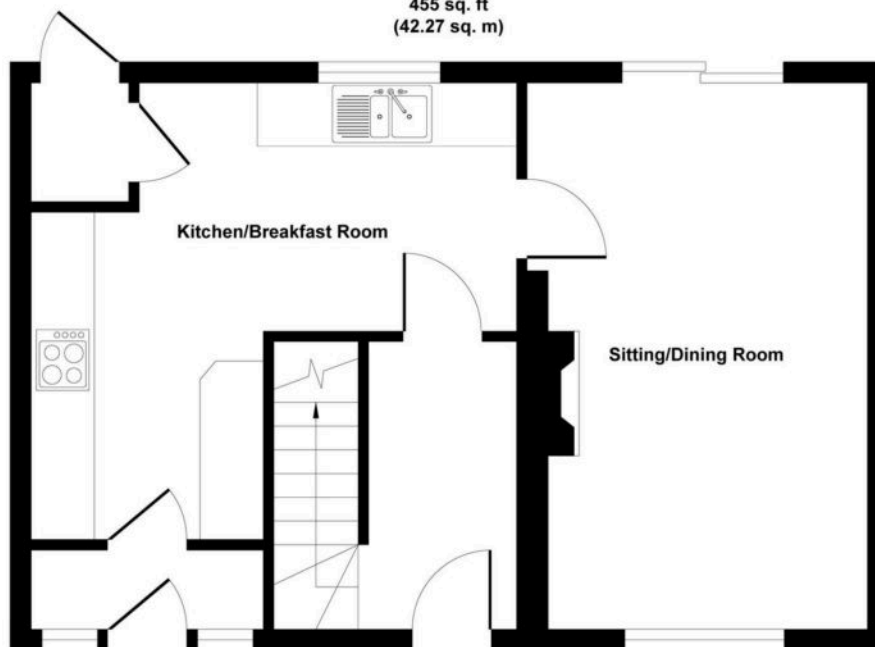
THE GREAT OUTDOORS

Stepping into the rear garden, there is an area of patio, a generous lawn with hedging and fencing at the boundary. To one corner there is a timber shed and next to the patio there is a small pond.





First Floor
Approximate Floor Area
455 sq. ft
(42.27 sq. m)



Ground Floor
Approximate Floor Area
455 sq. ft
(42.27 sq. m)



Approx. Gross Internal Floor Area 910 sq. ft / 84.54 sq. m



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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.