

13 Station Road
Earsham
Bungay
NR35 2TT



13 Station Road

Offers In Excess Of £180,000

The beautifully renovated bungalow...

A beautifully renovated one-bedroom bungalow located at 13 Station Road, Earsham. This property has been fully refurbished to a high standard and boasts the following new features:

- Kitchen
- Shower room
- Flooring and carpets
- Fischer Future Heat electric radiators (with a 10-year guarantee)
- Mains pressure hot water tank
- Wiring & plumbing
- Windows & doors

Additionally, the property has been fully redecorated both internally and externally. Situated on a quiet no-through road near the village centre, this bungalow offers ample on-road parking. It is conveniently located less than a mile from Bungay, providing easy access to a variety of amenities including independent shops, eateries, a supermarket, healthcare facilities, and leisure opportunities. The property features an entrance hall leading to a stylish shower room with modern fittings, a spacious lounge/dining/kitchen area with French doors opening to the rear garden and shaker-style kitchen with an integrated dishwasher and washing machine, and a well-appointed double bedroom with plush carpeting.

Externally, the property offers a small storage cupboard at the front and an enclosed rear garden with a patio, lawn, new fencing, and a storage shed. Don't miss the opportunity to own this charming home in a desirable location!

Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band B

Please note; The current EPC does not take into account the efficiency of the brand new electric radiators, which are so new they aren't currently recognised by EPC Assessment

Local Authority
South Norfolk

Council Tax Band B

EPC Rating E



GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 423 sq.ft. (39.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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