



**Lower Olland Street, Bungay NR35 1BX**



**welcome to**

**Lower Olland Street, Bungay**

William H Brown Bungay are excited to present this TWO bedroom charming Semi-Detached cottage; offered CHAIN FREE and REFURBISHED. The accommodation includes Lounge with feature fireplace, Kitchen, Modern Downstairs Shower room,, Two Bedrooms upstairs with WC and an Enclosed Rear Garden.



**William H Brown are thrilled to present this charming TWO bedroom Semi-Detached Cottage, which is offered CHAIN FREE has undergone RENOVATIONS to add modern touches to the property whilst preserving rustic charm. The location of the property itself is very advantageous with being in Town with access to local conveniences within easy walking distance.**

**Stepping into the property you enter a spacious lounge, made cosy with a Feature fireplace - with the option to head upstairs to the first floor or to continue through to the Rear Lobby with access to the Kitchen, Shower room and Rear garden. The Kitchen is equipped with Fitted units and the sink is in line with the window which looks out to the garden. The Shower room has been renovated to a modern taste with vibrant tiles and walk in shower cubicle to accommodate busy modern living. The Rear garden is low maintenance and enclosed with access to a timber storage shed. It also boasts a patio area ideal for outdoor furniture in the summer. Upstairs, there are two good sized bedrooms with wooden exposed floorboards, with the main bedroom benefiting from its own cloakroom. This property has a lot of appeal which means it would suit a range of buyers from First Time Buyers, Investors, To those wishing to relocate closer to a town. To fully appreciate all this quaint yet stylish property has to offer book in a viewing with us today by calling the office on 01986 894608 and avoid missing out !**

### **Location**

Bungay is a historic market town located in the County of Suffolk and lies within the Waveney Valley, lying West of the Town Beccles. It thrives from a range of local independents pubs, shops/boutiques, restaurants and cafes. Along with town life, there is also a great opportunity to explore and enjoy nature with water spots available for all ages and a range of picturesque walks available.

### **Accommodation**

#### **Ground Floor**

##### **Lounge**

12' 7" Max x 14' 1" Max ( 3.84m Max x 4.29m Max )

Entrance door into the property via the Lounge, Sash windows to the Front aspect with Secondary glazing, Feature fireplace, Radiator, Stairs leading to First floor landing, Access to Rear Hallway.

##### **Rear Hallway**

uPVC Door to Rear aspect leading out to the Rear garden, Access into the Kitchen and Shower room, Radiator, Tiled flooring.

##### **Kitchen**

6' 8" x 8' 4" ( 2.03m x 2.54m )

uPVC Window to Rear aspect, Partially tiled walls, Fitted Kitchen Wall and Base Units with Work Surfaces, Stainless steel inset sink, Plumbing for Washing machine, Space for freestanding Oven, Wall mounted Combi boiler, Tiled flooring.

##### **Shower Room**

uPVC Window to Rear aspect, Fully tiled surround, Toilet, Wash hand basin, Walk in Shower cubicle, Towel Radiator, Column Radiator, Tiled flooring.

### **First Floor**

#### **Landing**

Access into Both Bedrooms.

#### **Bedroom 1**

10' 10" Max x 8' 5" Max ( 3.30m Max x 2.57m Max )  
uPVC window to Rear aspect, Radiator, Exposed wooden floorboards.

#### **Cloakroom En Suite**

Toilet, Wash hand basin, Exposed Floorboards.

#### **Bedroom 2**

12' 6" Max x 11' 1" Max to Stair Ingress ( 3.81m Max x 3.38m Max to Stair Ingress )  
Sash window to the Front aspect, Secondary glazing, Radiator, Exposed Wooden Floorboards.

### **Outside**

#### **Front Exterior**

Public access path to the Front of the property.

#### **Rear Garden**

Enclosed Rear Garden with Patio area, shed and raised beds. There is potential to have the remainder area lawned or have low maintenance gravel area.



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welcome to

## Lower Olland Street, Bungay

- Semi-Detached Cottage with Charm
- \*\* Sold Chain Free \*\*
- Two Bedrooms with an En Suite Cloakroom
- Convenient Town Centre Location
- Modern Downstairs Bathroom
- Refurbished by Current Owner
- Low Maintenance Rear Garden
- Lounge with Feature Fireplace

Tenure: Freehold EPC Rating: D



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Offers in Excess of £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BGY106235 - 0002

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