



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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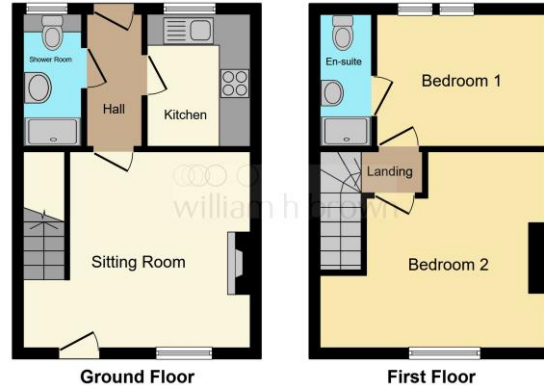


welcome to

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

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01986 894608



Bungay@williamhbrown.co.uk



19 Earsham Street, BUNGAY, Suffolk, NR35 1AE



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)