



Bedingfield Road, Bungay NR35 1FB

welcome to

Bedingfield Road, Bungay

William H Brown Bungay are delighted to present this New Build which was ONLY completed in September 2023, by well-respected family builders. The property a TWO bedroom END-TERRACED, located on the outskirts of the charming market town of Bungay and been finished to a high specification.



Accommodation

Ground Floor

Entrance Hall

Access to the Lounge, Stairs leading to First floor landing.

Lounge

14' 11" x 10' 3" (4.55m x 3.12m)
Plastered ceiling, Coving, Double glazed window to Front aspect, Under stairs storage cupboard, Radiator, Karndean flooring.

Inner Hall

Plastered Ceiling with Coving, Access to Downstairs WC, Kitchen, Karndean flooring.

Downstairs Wc/ Cloakroom

Plastered ceiling, Coving, Toilet, Wash hand basin, Radiator. Karndean flooring.

Kitchen/ Diner

8' 3" x 6' 6" (2.51m x 1.98m)
Plastered ceiling, Coving, Double glazed French doors out to Rear garden, Double glazed window to Rear aspect, Fitted Kitchen units with work surfaces, Sink and drainer unit, Under cupboard lighting, Spotlights, Cooker, Gas hob, Over head Extractor fan, Integrated Fridge/Freezer unit, Room for dining table, Karndean flooring.

First Floor

Landing

Plastered ceiling with Coving, Over head light, Power point socket, Access to, Carpet flooring.

Bedroom 1

13' 5" x 7' 9" (4.09m x 2.36m)
Plastered ceiling with coving, Two double glazed windows to Front aspect, Boiler cupboard, Fitted wardrobe, Radiator, Power points, Carpet flooring.

Bedroom 2

11' 7" x 8' 10" (3.53m x 2.69m)
Plastered ceiling with Coving, Double glazed window to Rear aspect, TV and Power points, Radiator, Carpet flooring.

Bathroom

Plastered ceiling with Coving, Double glazed window to Side aspect, Partially tiled walls, Toilet, Wash hand basin, Radiator, Bath with Over head shower, Vinyl flooring.

Outside

Front Aspect

Pathway leading to Front door with side lawn and shrubbery.

Rear Garden

Fully enclosed rear garden, Laid to lawn, South facing, Patio area, Outside Socket and Tap.

Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

**** Guide Price £220,000 - £240,000 ****

William H Brown Bungay are proud to present this TWO bedroom END OF TERRACE property located on the newly built Cripps development called 'St Johns Park'. Well within its 10 Year NHBC warranty, upgraded to the highest of standards, and being offered with a newly laid to lawn rear garden - this property is ideal for first time buyers and investors. Whilst being a stone's throw away from the Waveney Leisure centre and walking distance to the heart of the Market Town Bungay it is in a great location near local amenities. The property consists of a Lounge, Downstairs WC, Stylish Kitchen/Diner, and inner hallway. Upstairs the property boasts TWO generous bedrooms and a family bathroom. Externally there is a recently fitted rear garden with off road parking to the side for multiple vehicles. Please contact the office for further information on 01986 894608.



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Bedingfield Road, Bungay

- ** New Build Completed Only in September 2023 **
Guide Price £220,000 - £240,000 **
- Two Bedroom End-Terraced Property
- Well Presented Throughout
- Off Road Parking
- Includes Many Additional Extras of High Specification
- Enclosed Rear Garden with Patio area and Laid Lawn
- Family Bathroom Upstairs and Downstairs WC
- Located on the Outskirts of Bungay Market Town

Tenure: Freehold EPC Rating: B

guide price

£220,000 - £240,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:
BGY106320 - 0005

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01986 894608



Bungay@williamhbrown.co.uk



19 Earsham Street, BUNGAY, Suffolk, NR35 1AE



williamhbrown.co.uk