



John Childs Way, Bungay NR35 1SE

welcome to

John Childs Way, Bungay

We are excited to present this THREE bedroom DETACHED family home, situated on a large plot on John Childs Way - just within walking distance of the Market Town's high street. The property features separate Lounge and Diner, Kitchen, Enclosed Rear garden and Garage with off road parking.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Accommodation Ground Floor

Entrance Hall

Front door leads into property, Plastered ceiling, Access into Lounge, Dining Room, Downstairs WC, Access to Stairs leading to First floor landing, Overhead light fitting, Radiator, Power points, Carpet flooring.

Downstairs Wc

Double glazed window to Side aspect, Partially tiled walls, Toilet, Wash hand basin, Electrics box, Overhead light fitting, Extractor fan, Brand new vinyl flooring.

Dining Room

10' 5" x 8' 7" (3.17m x 2.62m)
Plastered ceiling, Double glazed window to Front aspect, Access into Entrance Hall and Kitchen, Overhead light fitting, Radiator, Power points, Carpet flooring.

Living Room

15' 4" x 11' 3" (4.67m x 3.43m)
Plastered ceiling, French doors to Rear aspect leading out to the Rear garden. Access to Entrance Hall and Kitchen, Feature Gas Fireplace, Two overhead light fittings, Radiator, Power points, Newly laid carpet flooring.

Kitchen

11' 6" x 8' 9" (3.51m x 2.67m)
Double glazed window to Rear aspect, Double glazed door to Rear leading out to Rear garden, Access to Lounge and Dining room, Partially tiled walls, Navy blue Fitted Wall and Base units with Work surfaces in contrasting Wood Vinyl, Newly installed Gas Central Heating boiler, Integrated Gas hob, Integrated Electric Oven, Overhead extractor fan, Overhead light fitting, Space for appliances under work surface, Space for freestanding 50/50 fridge freezer, Newly laid vinyl flooring.

First Floor

Landing

Double glazed window to Side aspect, Airing cupboard, Access to All three Bedrooms and Family Bathroom, Loft access to spacious loft storage space, Radiator, Power point, Carpet flooring.

Bedroom 1

11' 6" x 9' 7" (3.51m x 2.92m)
Plastered ceiling, Double glazed window to Rear aspect, Double bedroom, Access into En Suite, Overhead light fitting, Power points, Radiator, Carpet flooring.

En Suite

Plastered ceiling, Double glazed window to Side

aspect, Partially tiled walls, Toilet, Wash hand basin, Shower cubicle, Extractor fan, Overhead Light fitting, Radiator, Newly laid vinyl flooring.

Bedroom 2

12' 4" x 8' 7" (3.76m x 2.62m)
Plastered ceiling, Double glazed window to Rear aspect. Overhead Light fitting, Radiator, Power points, Carpet flooring.

Bedroom 3

7' 6" x 6' 6" (2.29m x 1.98m)
Plastered ceiling, Double glazed window to Front aspect, Overhead Light fitting, Power points, Radiator, Carpet flooring.

Family Bathroom

Plastered ceiling, Double glazed window to Front aspect, Partially tiled walls, Toilet, Wash hand basin with underneath storage, Bath tub with shower attachment, Overhead light fitting, Extractor fan, Radiator, New laid vinyl flooring.

Outside

Front Garden

Side Aspect of the Home to the right is the Garage with Up and Over door, Lighting and Electricity and Side Door into Rear garden, Off road parking in front of the Garage, Side access Gate to Rear Garden, Climbing roses, Laid lawn, Front door leading into Entrance Hall of the Property.

Rear Garden

Fenced in Enclosed Rear Garden, Side access gate to the Front of the property, Double glazed door with access to Side of Garage- the garage benefits from power and lighting. It also has a wisteria plant which has climbed up and over, Patio area ideal for outdoor seating/alfresco dining with door access into the property via Lounge and Kitchen, Laid lawn, Wooden shed with lighting and power, Mature range of plants with a range of fruit plants such as apple, plum, cherry and pear. Additional outside storage area to the side aspect of the house located next to the Kitchen.



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welcome to

John Childs Way, Bungay

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Detached Home
- ** Offered Chain Free **
- Private Rear Garden with Patio, Laid lawn and Mixture of Fruit Trees
- Short Walk to Bungay High Street
- Downstairs WC, Main Bedroom En Suite and Upstairs Family Bathroom

Tenure: Freehold EPC Rating: C

guide price **£225,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:
BGY106341 - 0014

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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.



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