



Garden Close, Bungay NR35 1JE

welcome to

Garden Close, Bungay

William H Brown are delighted to present this fantastic opportunity to purchase this TWO bedroom property located on Garden Close in Bungay. The property boasts a fantastic Lounge/Diner area which leads into the Kitchen. Both bedrooms feature built in storage and have access to the Shower Room.



William H Brown are thrilled to present this TWO bedroom Mid-terraced property located on the Cul-De-Sac of Garden Close, close to the historic Market Town of Bungay. A variety of local amenities are therefore easily accessible within walking distance and offer a great selection of independent businesses. The Coast and City of Norwich are also all easily accessible to suit a variety of needs with great connections to local roads. In addition, some lovely Countryside walks are available on the doorstep. The property itself would be fantastic for investors or First Time Buyers alike. The Lounge/Diner is spacious and has easy access through to the Kitchen area - making the property a social space to entertain. Upstairs, both bedrooms are of a good size and benefit from handy in built storage. Easy access is provided to the Shower room from the landing which is decorated to a modern standard. The property benefits from a low maintenance Front Garden, with an Enclosed Rear Garden which has outdoor storage and patio area for outdoor furniture. We recommend early viewing to prevent any disappointment - Call us on 01986 894608 to schedule in your viewing today!

Accommodation

Ground Floor

Entrance Hall

Front door access into property Entrance Hall, Access to Lounge, Stairs leading to First Floor Landing.

Lounge/ Diner

16' 8" x 11' 11" (5.08m x 3.63m)
Artex ceiling, Double glazed window to Front aspect, Overhead light fitting, Wall lights, Access to Kitchen, Feature Fireplace, Power points, Radiator, Carpet flooring.

Kitchen

10' 10" x 7' 10" (3.30m x 2.39m)
Plastered ceiling, Double glazed Window to Rear aspect, Partially tiled walls, Fitted Wall and Base units with Work Surfaces, Overhead light fitting, Space for Electric Oven, Extractor fan, Laminate wood effect flooring.

First Floor

Landing

Bedroom 1

15' 1" x 9' 10" (4.60m x 3.00m)
Double glazed window to Front aspect, Two Built in Wardrobes, Power points, Radiator, Carpet flooring.

Bedroom 2

11' 11" x 8' 7" (3.63m x 2.62m)
Artex ceiling, Double glazed window to Rear aspect, Built in Wardrobe, Power points, Radiator, Carpet flooring.

Shower Room

Double glazed window to Rear aspect, Tiled walls, Toilet, Wash hand basin with underneath units, Shower cubicle, Tiled flooring.

Outside

Front Garden

Paved path leading to Front door of the property with low maintenance gravel Front garden.

Rear Garden

Fully Enclosed Rear garden via fencing, Patio area for outdoor furniture, Outdoor storage cupboard, Shed, Shrubbery and Flower Beds, Rear access gate.

Agents Note

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'



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Garden Close, Bungay

- Two Bedroom Property
- Desirable Cul-De-Sac Location
- ** Attention First Time Buyers and Investors **
- Modern Shower Room
- Enclosed Rear Garden with Patio and Laid Lawn
- Double Glazed and Central Heating Throughout
- Spacious Lounge/Diner Area
- Close to Local Amenities

Tenure: Freehold EPC Rating: C



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

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BGY106172 - 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 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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