



The Packway, Wortwell Harleston IP20 0HE



welcome to

The Packway, Wortwell Harleston

William H Brown Bungay are delighted to present this TWO bedroom SEMI-DETACHED BUNGALOW - situated in the peaceful and desirable village of Wortwell. The property boasts Front and Rear gardens, Two reception rooms, Kitchen with addition storage and a separate Toilet and Shower room.



Accommodation

Ground Floor – Bungalow

Entrance Porch

Access into Entrance Hall.

Entrance Hall

Doors to Living Room, Kitchen, Shower Room, WC, Bedrooms 1 & 2.

Lounge

13' 9" x 11' 5" (4.19m x 3.48m)
Artex ceiling, Double glazed window to Front aspect, Overhead light fitting, Radiator, Power points, Carpet flooring.

Dining Room

10' 5" x 7' 6" (3.17m x 2.29m)
Plastered ceiling, Double glazed windows to Rear and Side aspects, Wall light fittings, Power points, Radiator, Carpet flooring.

Kitchen

12' 11" x 8' 9" (3.94m x 2.67m)
Artex ceiling, Double glazed window to Side aspect, Double glazed door to Rear, Access to Reception room, Wall and Base Fitted Kitchen units with Work surfaces, Sink and drainer unit, Emerson tank, Space for Oven, Washing machine and Tumble dryer, Two built in storage cupboards, Power points, Carpet flooring.

Bedroom 1

11' 6" x 10' 4" (3.51m x 3.15m)
Artex ceiling, Double glazed window to Front aspect, Overhead light fitting, Built in wardrobe, Radiator, Power points, Carpet flooring.

Bedroom 2

8' 9" x 7' 3" (2.67m x 2.21m)
Artex ceiling, Double glazed window to Rear aspect, Overhead light fitting, Radiator, Power points, Carpet flooring.

Wc

Double glazed window to Rear aspect, Toilet.

Shower Room

Artex ceiling, Double glazed window to Rear aspect, Partially tiled walls, Pedestal basin, Shower cubicle, Tiled flooring.

Outside

Front Garden

Path leading to Entrance Porch which leads into the Bungalow, Laid lawn either side.

Rear Garden

Low maintenance Rear Garden with shingle stone aspect with room for a Shed to provide outdoor storage space, Laid lawn to the Side aspect.

We are thrilled to present this fantastic opportunity to purchase this CHAIN FREE, TWO bedroom SEMI-DETACHED Bungalow - situated in a very desirable Cul-De-Sac, within the village of Wortwell. With being located between the towns of Harleston and Bungay, means you have access to local amenities; including many standalone independent gem businesses only a short drive away. The property itself you enter via an Entrance Porch which leads you through to the entrance hall - providing easy access to the majority of rooms of the property. A particular feature of this property is you have two reception rooms - with a separate Lounge and Diner space, The Dining Room is connected via the Kitchen - making it a sociable place to entertain guests and creates a hub of the home. The Kitchen itself has plenty of storage space, with additional storage cupboards built in and room for a range of appliances. The Shower Room and Toilet are located adjacent but separate to one another. The Bungalow also has both Front and Rear Garden, both mostly laid to lawn with a low maintenance shingle area which would be a suitable location for a shed to provide outdoor storage space. The property requires some modernisation - therefore offering the fantastic freedom to style the property to your personal taste and to make your own. Viewings come highly recommended - call us on 01986 894608 TODAY to schedule in your viewing and avoid missing out!



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The Packway, Wortwell Harleston

- Two Bedroom Semi-Detached Bungalow
- Situated in a desirable Cul-De-Sac Location
- ** Offered Chain Free **
- Two Reception Rooms: Lounge and Separate Diner
- Front and Rear Gardens
- Kitchen with Additional Storage Space
- Shower Room with Separate Toilet
- Lots of Potential - Viewings Recommended

Tenure: Freehold EPC Rating: B

offers in excess of

£200,000



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.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
BGY106404 - 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.



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