



Dukes Road, Bungay NR35 1RP



welcome to

Dukes Road, Bungay

William H Brown Bungay are excited to present this Two Bedroom Semi-Detached Home located on Dukes Road. The property is beautifully presented throughout and benefits from; modern kitchen, Spacious Lounge/ Diner, Downstairs WC and upstairs bathroom and Enclosed Rear garden.



A beautifully presented TWO bedroom SEMI-DETACHED property situated in the popular market town of Bungay. Located close to local amenities such as shops, schools, and playing fields whilst being close to the Town Centre. The property boasts a spacious Entrance hall, Well equipped kitchen with integrated Oven and Hob, Modern downstairs cloakroom, Lounge/Diner with French doors leading to an enclosed and laid to lawn rear garden. The upstairs has two spacious bedrooms, both with easy access to a family bathroom featuring a bath with over head shower. Externally there is an allocated parking space. The property is being offered at this pricing as the full Freehold, please refer to agents note. Please contact the office for further information on 01986 894608.

Accommodation

Ground Floor

Entrance Hall

Access into the Property, Access to Kitchen, Downstairs WC, Lounge, Stairs leading to first floor landing, Radiator, Storage cupboard.

Kitchen

8' 4" x 6' (2.54m x 1.83m)
Double glazed window to Front aspect, Partially tiled walls, Fitted Kitchen Wall and Base units with work surfaces, Sink and drainer unit, Integrated Oven and Ceramic hob, Extractor fan above hob, Space for Fridge Freezer, Plumbing for Washing machine, Power points, Tiled flooring.

Downstairs Wc

Over head light fitting, Toilet, Wash hand basin with tiles above, Extractor fan, Radiator, Carpet flooring.

Lounge/ Diner

11' 11" x 5' 4" (3.63m x 1.63m)
Double glazed French door to Rear aspect, TV point and Power points, Length allows for an area for Sofa and TV furniture - whilst having room for a dining table the other end, Carpet flooring.

First Floor

Landing

Double glazed window to Side aspect, Access to Bedrooms 1 & 2 and Bathroom, Power points, Carpet flooring.

Bedroom 1

11' 11" x 10' 5" Plus Wardrobe (3.63m x 3.17m Plus Wardrobe)
Double glazed window to Rear aspect, Over head light fitting, Storage cupboard, Power points,

Radiator, Carpet flooring.

Bedroom 2

9' 5" x 8' 4" Plus Cupboard (2.87m x 2.54m Plus Cupboard)
Double glazed window to Front aspect, Over head light fitting, Radiator, Power points, Carpet flooring.

Bathroom

Partially tiled walls, Toilet, Wash hand basin, Bath with over head shower over, Radiator, Carpet flooring.

Outside

Front Garden

Low maintenance shingle garden with Step up leading to Front door of the property.

Rear Garden

Enclosed Rear garden with fencing around, Accessible via French Doors of Lounge, Patio area ideal for outdoor seating, Steps up to laid lawn, Another patio area to Rear of garden with room for Timber shed.

Parking

Allocated car parking space.

Ceilings

Plastered ceilings.

Agents Note

Flagship Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 75% share and the remaining 25% share of the property from Flagship Housing Association to enable the Freehold purchase on completion. The advertised price is for the 100% Freehold. Please note it would cost £120 administration fee in addition to Staircase to 100%. Your conveyancer will advise you



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welcome to

Dukes Road, Bungay

- Two Bedroom Semi-Detached Property
- Shared Ownership Home with Opportunity to Staircase to 100%
- Beautifully Presented Throughout
- Allocated Parking
- Downstairs WC and Upstairs Bathroom
- Under floor heating on Ground Floor
- Off Road Parking - Two Spaces
- Air Sourced Heat Pump Providing High Energy Efficiency Creating Low Cost Heating

Tenure: Freehold EPC Rating: C

fixed price

£210,000



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.ficisagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
BGY106463 - 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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