



**Kings Road, Bungay NR35 1RR**



**welcome to**

## **Kings Road, Bungay**

William H Brown Bungay are delighted to present this SPACIOUS Two bedroom property on Kings Road - complete with a south Easterly facing garden. Located close to local amenities and in easy walking distance to the local convenience store, playing field and High School.



**William H Brown Bungay are delighted to present this SPACIOUS Two bedroom property on Kings Road - complete with a south Easterly facing garden. Situated in the historic market town of Bungay, meaning it is in a convenient location with walking distance to the high school and the convenience store. To the front of the property there is a playing field for all to enjoy. This is a fantastic opportunity for first-time buyers and investors alike with the potential put your own stamp on. Dual aspect windows in the spacious Lounge/Diner make the room very light and multi-functional with being having room for entertaining. This then has easy access to the kitchen, pantry/larder and the Rear garden. Upstairs just off the landing are TWO very spacious bedrooms with views to the front or the back of the property. The landing also provides access to the bathroom and a handy separate Wc. To the front of the property there is a low maintenance garden and the potential to add parking. For more information and to schedule in your viewing today - call us on 01986 894608.**

## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

Double glazed Front door, Overhead light fitting, Under stairs cupboard, Power points, Laminate wood effect flooring.

#### **Lounge**

21' 5" x 11' 5" ( 6.53m x 3.48m )  
Double glazed window to Front and Rear, Overhead light fitting, Radiator, Power points, Carpet flooring.

#### **Kitchen**

9' 7" x 8' 5" ( 2.92m x 2.57m )  
Double glazed window to Rear aspect, Door to Rear garden, Overhead light fitting, Tiled walls, Fitted Wall and Base units with work surfaces, Sink and drainer unit, Larder cupboard, Electric Oven and Hob, Space for Washing machine and Fridge freezer unit, Tiled flooring.

### **First Floor**

#### **Landing**

Access to all Bedrooms, Toilet and Bathroom, Overhead light fitting, Storage cupboard, Power points, Carpet flooring.

#### **Bedroom 1**

17' 6" x 9' 6" ( 5.33m x 2.90m )  
Two Double glazed windows to Front aspect, Built in cupboards, Overhead light fitting, Power points, Radiator, Carpet flooring.

#### **Bedroom 2**

11' 4" x 10' 1" ( 3.45m x 3.07m )  
Double glazed window to Rear aspect, Overhead light fitting, Radiator, Power points, Carpet flooring.

#### **Bathroom**

Double glazed window to Rear aspect, Overhead light fitting, Wash hand basin with tiles above, Bath, Carpet flooring.

#### **Separate Wc**

Double glazed window to Rear aspect, Toilet, Overhead light fitting, Carpet flooring.

### **Outside**

#### **Front Garden**

Hedge surrounding Front and Side border of garden, Low maintenance shingle garden and pathway taking to Front door of the property.

#### **Rear Garden**

Paved patio area, Brick built shed, Grass area, Shrubs and plants.

### **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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welcome to

## Kings Road, Bungay

- Two Bedroom End-Terraced Home
- Spacious Lounge/' Diner
- Separate WC and Bathroom
- Kitchen with Larder Cupboard/Pantry
- Rear Garden with Patio Area and Laid Lawn
- Low Maintenance Shingle Front Garden
- Desirable Location Close to Local Amenities
- Opportunity to Place Your Own Stamp on the Property

Tenure: Freehold EPC Rating: D



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

# £165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BGY106436 - 0012

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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