



**Waveney Crescent, Earsham Bungay NR35 2TW**



**welcome to**

**Waveney Crescent, Earsham Bungay**

William H Brown Bungay are excited to show this 2-bedroom bungalow on Waveney Crescent, Earsham, offering spacious rooms and generous gardens. This property is a full renovation project with excellent potential for those looking to create their ideal home in a desirable location.



**Situated on the quiet and desirable Waveney Crescent in Earsham, this 2-bedroom DETACHED Bungalow is an exciting renovation opportunity. Offering large, airy rooms and spacious garden, the property provides an excellent canvas for buyers with a vision. Though in need of refurbishment, the potential is vast, with room to enhance and personalise the layout to suit modern living. Ideal for investors or those seeking a project, this bungalow promises to be a fantastic home once restored. Don't miss the chance to bring this property back to life and realise its full potential. Call us TODAY on 01986 894608 to find out further information and to schedule in a viewing!**

## Accommodation

### Ground Floor – Bungalow

#### **Entrance Hall**

Wooden front door, Tiled floor, Radiator, Ceiling light, entry to all other rooms.

#### **Lounge**

16' 4" x 11' 10" ( 4.98m x 3.61m )  
Carpet Flooring, Electric Fire, Radiator, Windows to both front and side aspect, Ceiling light, entrance to door

#### **Kitchen**

16' 1" x 9' 3" ( 4.90m x 2.82m )  
Tiled Floor, x2 Radiators, Ceiling Lights x2, Windows to both rear and side aspect, Wooden door to rear, Sink and Base Unit, Built in storage cupboard and pantry cupboard.

#### **Bedroom 1**

12' 3" x 8' 9" ( 3.73m x 2.67m )  
Carpet flooring, Ceiling light, Window to rear aspect

#### **Bedroom 2**

12' 1" x 8' 9" ( 3.68m x 2.67m )  
Tiled floor, Radiator, Window to front aspect, Ceiling light

#### **Bathroom**

Carpet Flooring, Toilet, Basin, Bath, Radiator, Window to rear aspect

#### **Externals**

Front garden layed to turf and planted, with trees.  
Front driveway and garage, rear garden mainly layed to turf, planted, with trees.

## Agents Note

**"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."**



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welcome to

## Waveney Crescent, Earsham Bungay

- \*\*Guide Price £240k- £250k\*\*
- Two Bedroom Detached BUNGALOW
- Spacious Rooms and Front and Rear Garden
- Garage and Off-road Parking
- Huge Potential
- Large Plot
- Secondary Double Glazing Throughout
- Quiet Cul De Sac Location

Tenure: Freehold EPC Rating: E

guide price

**£240,000 - £250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BGY106479 - 0004

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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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