

**Bridge Street, Bungay NR35 1HD** 

william h brown

## welcome to

# **Bridge Street, Bungay**

- Unique period home in the heart of Bungay
- Rich character throughout with exposed beams and original features
- Spacious and versatile living accommodation
- Self-contained annex to the rear
- Private rear garden

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers in excess of

£600,000

A charming period home in the heart of Bungay, Bridge Street blends historic character with modern comfort. The property offers spacious living accommodation, a private garden, and a versatile self-contained annex to the rear - perfect for guests, family or a studio!



### Lounge

14' 10" Max x 19' 7" Max ( 4.52m Max x 5.97m Max )

### **Dining Room**

10' 4" x 9' 7" ( 3.15m x 2.92m )

#### Kitchen

15' 8" x 11' 1" ( 4.78m x 3.38m )

### **Walk-In Pantry**

7' 2" x 5' 8" ( 2.18m x 1.73m )

#### Sun Room

14' 3" x 12' 3" ( 4.34m x 3.73m )

### Landing

**Bedroom 1** 

12' 8" x 9' 2" ( 3.86m x 2.79m )

**Ensuite** 

**Bedroom 2** 

11' 8" x 9' 4" ( 3.56m x 2.84m )

**Bedroom 3** 

13' 7" x 12' 2" ( 4.14m x 3.71m )

**Ensuite** 

**Garden Utility** 

**Annexe Kitchen/Diner** 

14' 5" x 12' (4.39m x 3.66m)

**Annexe Lounge** 

14' 7" x 12' (4.45m x 3.66m)

**Annexe Bathroom** 

**Annexe Bedroom** 

12' 2" x 10' 5" ( 3.71m x 3.17m )

**Rear Garden** 

**Outbuilding/Shed** 

# view this property online williamhbrown.co.uk/Property/BGY106888



Property Ref: BGY106888 - 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.

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