



**Upper Olland Street, Bungay NR35 1BH**

**welcome to**

**Upper Olland Street, Bungay**

William H Brown are delighted to present this FOUR bedroom, END-TERRACED family home - located in Central Bungay. With character features throughout such as sash style windows, featured rustic brick walls, exposed wooden floor front exterior with sash windows as per conservation area of the street.



## Accommodation

### Ground Floor

#### **Lounge**

14' 5" Max x 13' 2" ( 4.39m Max x 4.01m )  
Two windows to Front aspect, Brick feature wall, Character beams, Stairs leading to upstairs, Two radiators, Wooden floor.

#### **Shower Room**

Window to Rear aspect, Brick exposed feature wall, Toilet, Wash hand basin, Freestanding bath with hand held shower attachment, Walk in shower with rainfall shower and additional hand held shower attachment, Storage units, Extractor fan, Electric towel rail, Tiled flooring.

#### **Dining Room**

10' 9" x 9' 1" ( 3.28m x 2.77m )  
Door leading to bathroom and Open plan with Kitchen, Ample space for dining room table, Tiled flooring.

#### **Kitchen**

12' 3" x 9' 8" ( 3.73m x 2.95m )  
Double window to Rear and Side aspect, Door leading out to Rear Garden, , Kitchen fitted with Wall and Base units and work surfaces, Butler Sink, Substantial sized Island with integrated Double oven with hobs, Combi boiler, Space for Dishwasher and Washing machine, Tiled flooring.

### First Floor

#### **Landing**

Doors to all Bedrooms, Door to upstairs toilet, Carpet flooring.

#### **Bedroom 1**

17' 10" x 12' ( 5.44m x 3.66m )  
Two windows to Front aspect - sash window style, Radiator, Carpet flooring.

#### **Bedroom 2**

10' 3" x 12' 9" ( 3.12m x 3.89m )  
Windows to Rear and Side aspects, Radiator, Carpet flooring.

#### **Bedroom 3**

10' 8" Max x 9' 6" ( 3.25m Max x 2.90m )  
Window to Front aspect, Radiator, Carpet flooring.

#### **Bedroom 4**

13' 5" x 6' 3" ( 4.09m x 1.91m )  
Wooden window to Rear aspect, Wardrobe, Radiator, Wooden floor boards.

#### **Upstairs Wc**

Latch door, Low level WC, Wash hand basin, Textured walls, Extractor fans, Loft access, Wood effect Vinyl flooring.

### Outside

#### **Front Exterior**

Entrance into Front via Front door. Property is in keeping as per Conservation area of the street.

#### **Rear Garden**

Brick wall surround - not overlooked, Side entrance to back door, Patio area, Shed which could house tumble dryer and extra freezer space.

### Location

**Bungay is a historic market town located in the County of Suffolk and lies within the Waveney Valley, lying West of the Town Beccles. It thrives from a range of local independents pubs, shops/boutiques, restaurants and cafes. Along with town life, there is also a great opportunity to explore and enjoy nature with water spots available for all ages and a range of picturesque walks available.**



**view this property online** [williamhbrown.co.uk/Property/BGY106109](http://williamhbrown.co.uk/Property/BGY106109)



welcome to

## Upper Olland Street, Bungay

- \*\* Guide Price £350,000 - £400,000 \*\* - Four Bedroom End-Terrace Character Property
- Modern Open Plan Kitchen/Diner with Island
- Bathroom with Bath and Walk-In Shower
- Lounge made Cosy with Log Burner
- Charming Features Throughout with Beams and Exposed Floorboards
- Town Central Location Close to Amenities
- Conservation Area to the Front of the Property
- Ample Reception Space Separate Lounge Area

Tenure: Freehold EPC Rating: D

guide price

**£350,000 - £400,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BGY106109](https://www.williamhbrown.co.uk/Property/BGY106109)



Property Ref:  
BGY106109 - 0007

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.



william h brown



**01986 894608**



[Bungay@williamhbrown.co.uk](mailto:Bungay@williamhbrown.co.uk)



19 Earsham Street, BUNGAY, Suffolk, NR35 1AE



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)