



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.



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.

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.



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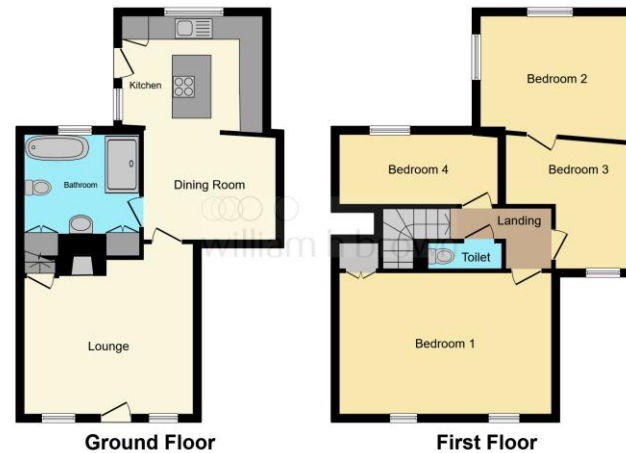
Upper Olland Street, Bungay

- 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

offers in excess of

£340,000



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

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Property Ref:
BGY106109 - 0009

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