35 Bath Hills Cottages
Bath Hills Road, Earsham, NR35 2AD

An end of terrace cottage in a convenient semi-rural location. The property would now benefit from updating but offers huge potential.

PROPERTY

The property is a semi-rural end of terrace cottage built in 1927 as an estate worker's cottage. The property is now in need of updating but offers huge potential. On the ground floor are two reception rooms with windows to the front. The kitchen is to the side and fitted with a range of wall and base units. At the rear of the property is a ground floor bathroom, rear lobby with door to outside and a store room. There is also a useful understairs cupboard. On the first floor are two double bedrooms with windows to the front and a further bedroom. The property has an area of front garden together with a driveway to the side. The rear garden is a good size and laid principally to lawn plus two garden sheds.

LOCATION

The village of Earsham is situated approximately one mile from the market town of Bungay, which is situated in the heart of the Waveney Valley on the Norfolk/Suffolk borders and offers shopping facilities, schools and bus services. The city of Norwich is about 15 miles to the north and the county town of Halesworth is about 9 miles to the south where there is a railway station for connections to London via Ipswich. Within motoring distance is the nearby market town of Beccles on the edge of the Norfolk Broads waterways, the coast at Southwold and other areas of natural beauty along the Heritage Coastal Belt.

SERVICES

Oil fired central heating. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk District Council Tax Band B

AGENT'S NOTE

1) The property is of non-standard construction and therefore mortgage companies are unlikely to lend and therefore only of interest to cash buyers. Please note the cladding and roof are asbestos. If you require a mortgage then you will need to make your own enquires to your lender/broker prior to viewing.
2) The field to the rear and side has been earmarked for gravel extraction. It is a 10 year programme and once completed the area will be landscaped as a nature area. During the extraction a soil bund will be created to screen the area under extraction.
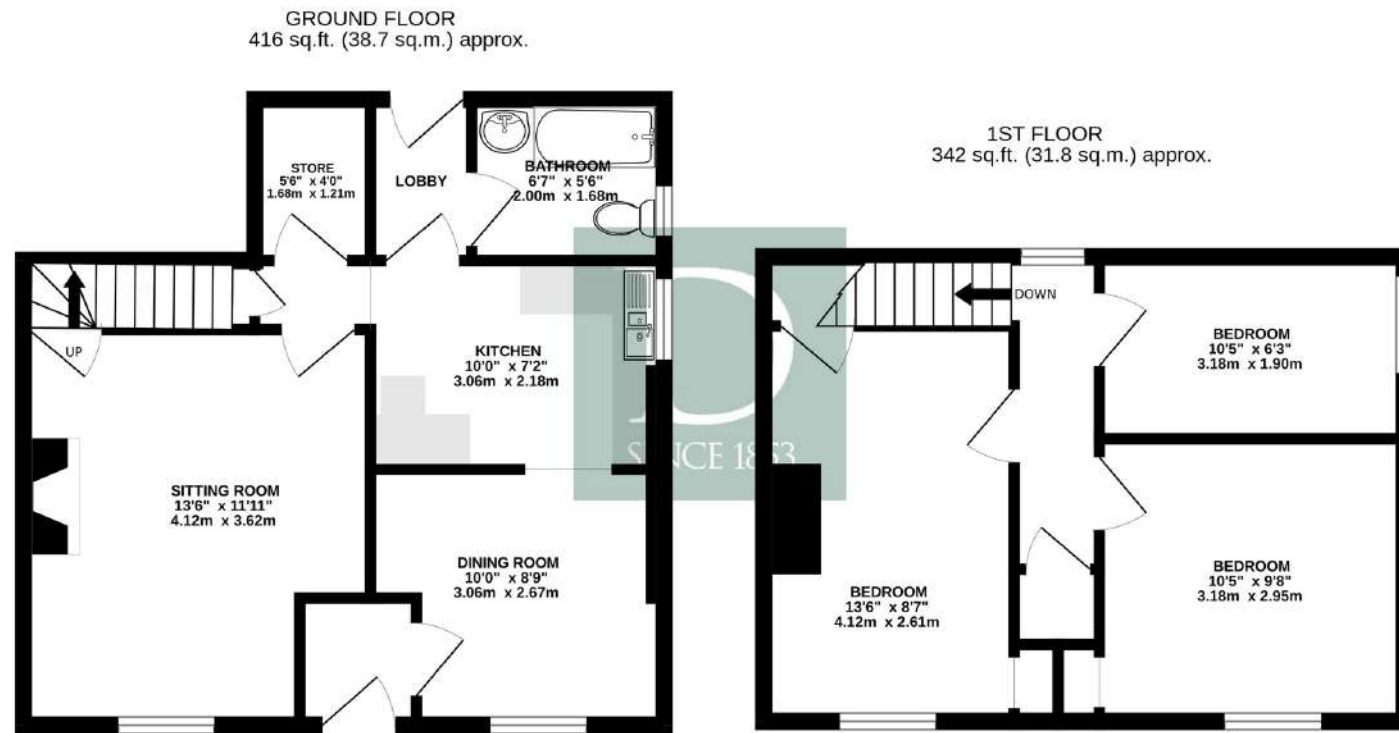

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GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.

1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.

STORE
5'6" x 4'0"
1.68m x 1.21m

LOBBY

BATHROOM
6'7" x 5'6"
2.00m x 1.68m

UP

DOWN

KITCHEN
10'0" x 7'2"
3.06m x 2.18m

BEDROOM
10'5" x 6'3"
3.18m x 1.90m

SITTING ROOM
13'6" x 11'11"
4.12m x 3.62m

DINING ROOM
10'0" x 8'9"
3.06m x 2.67m

BEDROOM
13'6" x 8'7"
4.12m x 2.61m

BEDROOM
10'5" x 9'8"
3.18m x 2.95m

TOTAL FLOOR AREA : 758 sq.ft. (70.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,
omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
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