



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. Drainage via septic tank. Mains 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.



3



2



1

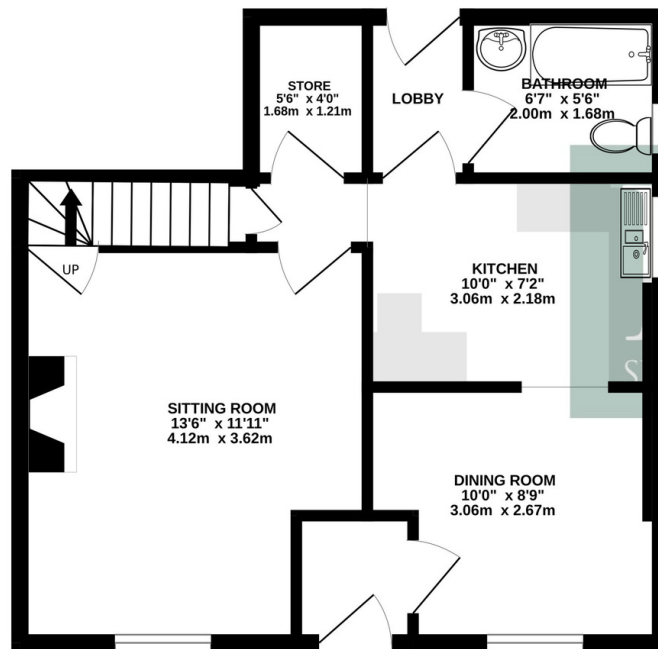


8.5

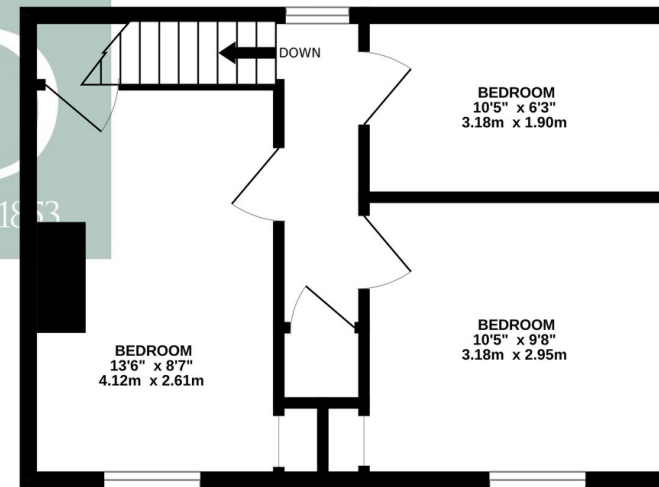


FLOOR PLAN

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



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



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 as to their operability or efficiency can be given.
Made with Metropix ©2025

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 32-34 Thoroughfare,
Harleston, Norfolk, IP20 9AU

Tel : **01379852217**
Email : **harleston@durrants.com**