



Guide Price: £130,000 - Leasehold  
Aldeby House, Bungay, NR35 1EG



We present an excellent opportunity to purchase a spacious first floor apartment within a listed Georgian building, located in the heart of the historic market town of Bungay with views across to the Butter Cross and of Bridge Street where you can access the river Waveney and the beautiful surrounding countryside. The apartment has been well maintained throughout and benefits from high ceilings, some of which have beams, a 22' sitting room with feature fireplace, two double bedrooms, a kitchen, bathroom and communal entrance. This would make an ideal starter home or a buy to let property.

Property Features:-

Spacious First Floor Apartment  
Two Double Bedrooms  
Kitchen  
Bathroom  
22ft Sitting Room/Dining Room  
Communal Entrance  
Within A Listed Georgian Building  
125 Year Lease From 2008  
Investment Opportunity



### **The Property**

On entering the building through the communal entrance door, there is a shared entrance hall with intercom system. A flight of wide stairs lead to a private door into the apartment. A hallway leads to a rather grand sitting room and comprises a feature fireplace with marble surround and mantle, a very large storage cupboard, high ceilings, a ceiling fan, and large sash windows that overlook the Butter Cross. All the windows are secondary glazed.

Located to the rear of the property you will find the kitchen having a worktop with inset stainless steel sink and drainer with recess under with space and plumbing for a washing machine and dishwasher, a further worktop with a four ring gas hob, cupboards and drawers beneath and an adjoining tall cupboard housing a double oven and grill. In addition there are matching wall cupboards, tiled splashbacks, laminate flooring, a wall mounted gas fired boiler for central heating and domestic hot water. There is a small window with a stunning view of Bridge Street and all the colourful houses and a further secondary glazed sash window.

Leading off the hall you will find two separate double bedrooms.

The bathroom comprises a white suite with panelled bath and shower over, a low level W.C, a wash basin with built in cupboard and sash window'



### **External**

Outside the property is accessed from Bridge Street through black wrought iron gates where you will then find an external staircase to the left.

**Agents note:** If you were to purchase the property as a buy to let, you would expect to achieve £750 PCM which would give a potential yield of 6.92%.

### **Location**

The Market Town of Bungay is situated in the East Suffolk District and lies in the Waveney Valley, less than six and a half miles of the Market Town of Beccles, also known fondly as the 'Gateway to the Broads'. Bungay itself is steeped in history, with its market place dating back to the 17th Century and its very own Castle, the site itself dates back to norman times. Bungay has public houses, restaurants, takeaways and convenience stores as well as a large supermarket less than a two miles of the town centre. There is a bus service that takes you to Beccles Town in one direction where you will find a train station with links to Ipswich and onto London Liverpool Street.

**Additional Information:**

**Local Authority :** East Suffolk

**Council Tax Band:** A

**Services:** Gas fired for domestic hot water and central heating, mains drainage, electricity and water connected.

**Viewings:** By Appointment Only

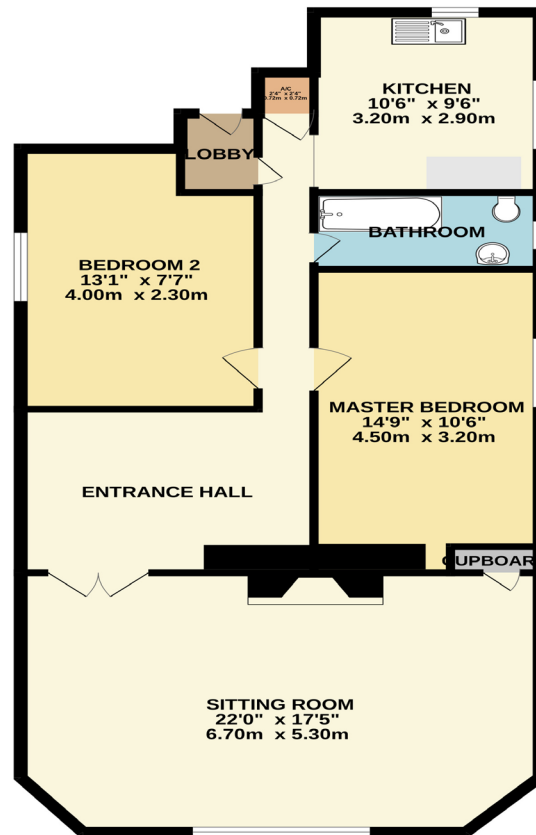
**Post Code:** NR35 1EG

**EPC Rating:** D

**Tenure:** Leasehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.

GROUND FLOOR  
926 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA: 926 sq.ft. (86.0 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.  
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