



MM

Cannell Road,
Loddon, Norfolk

MM

MUSKER
M^CINTYRE
ESTATE AGENTS

Norwich - 11.3 Miles

Beccles - 7.7 Miles

Bungay - 6 Miles

Ideal for 'first time buyers' or investors, we are pleased to offer CHAIN FREE this TWO DOUBLE BEDROOM house presented in good condition with South facing rear garden and garage quietly situated in the popular village of Loddon . The house has the added benefit of a large boarded attic store with a skylight window and drop down ladder.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Large Boarded Attic
- South Facing Rear Garden
- Garage
- Off Road Parking



Property

The house is presented in lovely condition throughout, the entrance porch welcomes one into the property with a window to the front and a door leads into the sitting room. This spacious room has a window overlooking the front, grey wood effect laminate flooring and a carpeted stair case leads up. A glazed door leads into the kitchen which is fitted with oak effect wall and floor units with built-in electric oven, gas hob with overhead extractor, a stainless steel sink and drainer, space for a washing machine under worktops and standing space for a fridge/freezer. Sliding patio doors give access to the rear garden. Upstairs the master bedroom with wood effect laminate flooring has a window overlooking the front and the second bedroom, also a double is carpeted and has a window to the rear and loft access. There is an airing cupboard on the landing with shelving and the part tiled bathroom completes the accommodation comprising a bath with shower over, WC, hand wash basin and heated towel rail.



Outside

A path leads up to the front door with a small gravel area one side, ideal for displaying pots and planters and gravel with evergreen shrubs the other side. The garage is in the middle of three situated to the right of the property. The rear garden benefits from being low maintenance with a patio area ideal for "Al Fresco" dining and borders of various climbers, fruit plants and flowers. A path leads to the rear of the garden to a gate giving rear access.

Location

The property is located just a short walk from the centre of the village. Loddon provides all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, veterinary practice, pharmacy, local gym, hairdressers, beauty salon, butchers, 3 pubs, a café and take-out options. There is access to the Broads Network via Loddon Staithe and the River Chet, along which there are some lovely walks. It is also within easy reach of the market towns of Beccles and Bungay which provide a fuller range of amenities. The Cathedral City of Norwich is about 20 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 51mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 20 miles away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating and hot water, mains electricity, water and drainage.

Energy Rating: C

Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR14 6TP

What3Words: ///bitter.unit.knots

Tenure

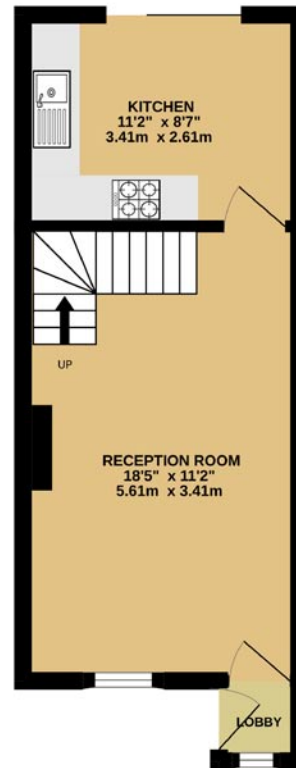
Vacant possession of the freehold will be given upon completion.

Agents' Note

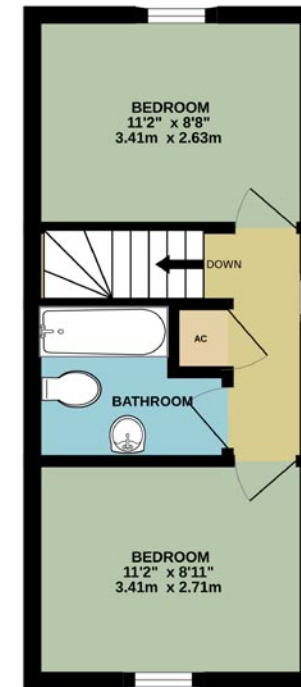
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £190,000

GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA: 611 sq.ft. (56.8 sq.m.) approx.
While 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 ©2024

To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



LODDON OFFICE

22 High Street

Loddon

Norfolk

NR14 6AH

Tel. 01508 521110

info@muskermcintyre.co.uk