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*Southend Road,
Bungay, Suffolk.*

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**MUSKER
McINTYRE**
ESTATE AGENTS



Bungay Town Centre - 0.5 miles

Beccles - 5.4 miles

Norwich - 15.4 miles

Southwold - 16.4 miles

A superb opportunity to purchase this charming mid-terrace cottage situated on a quiet road close to the centre of Bungay and enjoying views of the former Windmill. The property boasts deceptively spacious accommodation with a 22.ft sitting/dining room, kitchen and bathroom set to the ground floor. Upstairs the first two bedrooms lead from the landing with bedroom three/dressing room leading off bedroom two. Outside the generous rear gardens enjoy a south/easterly aspect. The property is offered chain free and needing some cosmetic updating ideal for a new owner to put their own stamp on this charming home. Viewing is recommended.

Property comprises briefly:

Sitting/Dining Room

Kitchen

Bathroom

Master Bedroom

Second Double Bedroom

Single Bedroom Off Bedroom Two

Good Sized Rear Garden



The Property

Entering this charming property via the front door we step into the impressive sitting/dining room. This exceptional space spans 22.ft and offers the perfect space for family living and entertaining alike. A feature fireplace is set to the two individual rooms with the sitting room enjoying a wood burning stove. Timber effect flooring lines the room adding to the feeling of space whilst a large under stairs cupboard offers a great storage solution. To the front aspect a window looks onto Southend Road whilst at the rear a door opens to the gardens. From the dining area we step into the kitchen which enjoys a view onto the patio. Fitted units are set below timber work tops and we find an integral oven and hob fitted whilst the sink is sat below the window. A slim line dishwasher is in situ. A door from here opens to the bathroom where a fitted white suite offers a bath, w/c and wash basin. Space and plumbing is made for the washing machine. Returning to the living area the stairs rise to the first floor landing. Set to the front of the property we find the generous main bedroom which enjoys an original cast iron fireplace and a large window looking to the front aspect. At the rear the second bedroom offers another superb double room again enjoying a feature fireplace. A cupboard over the stairs houses the gas boiler and window looks onto the garden. Completing the accommodation is the third bedroom which leads off the second and offers a single bed space or an ideal dressing room/study.



Outside

The front of the property is approached by an attractive walled courtyard garden where a path leads up to the front door. The frontage is hard landscaped for ease of maintenance. At the rear we step out of the dining room onto a concrete patio area where a gate provides rear access over the neighbouring properties. From the patio we open to the generous main garden which is currently laid to lawn and fully enclosed by timber fencing.

Location

This property is situated on a most desirable, quiet road close to the town centre of Bungay. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distance. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services:

Gas Fired Central Heating.
Mains Water & Drainage connected.

EPC: TBA

Local Authority

East Suffolk Council

Tax Band: B

Postcode: NR35 1DN

Tenure:

Freehold

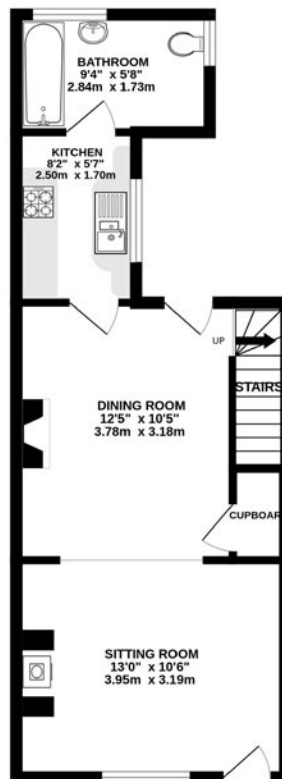
Agents Note:

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:

£195,000

GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



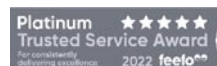
TOTAL FLOOR AREA: 727 sq.ft. (67.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Offices throughout Norfolk & Suffolk:

Beccles	01502 710180
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205

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.



www.muskermcintyre.co.uk

BUNGAY OFFICE
3 Earsham Street
Bungay
Suffolk
NR35 1AE

Tel. 01986 888160

bungay@muskermcintyre.co.uk