



M  
M

*High Street,  
Loddon, Norfolk*

M  
M

**MUSKER  
McINTYRE**  
ESTATE AGENTS



Norwich - 10.9 Miles

Beccles – 8.2 Miles

Bungay – 6.5 Miles

We are pleased to offer CHAIN FREE this spacious two double bedroom Ground Floor PERIOD apartment with just over '700' square foot of living space (STS). IDEAL INVESTMENT OPPORTUNITY or FIRST TIME BUY located in the popular old market town centre of Loddon.

**Accommodation comprises briefly:**

- Entrance Hallway
- Sitting Room
- Kitchen/Diner
- Two Double Bedrooms
- Bathroom
- Allocated Parking For One Vehicle



**Property**

Entering the apartment via the front door we step into the entrance hallway where doors lead to all rooms. Pushing open the first door we step into the first of the double bedrooms with window to the front aspect. Adjacent we find the sitting room, a good size room with window to the front aspect. Central to the property is the main bathroom with a white suite comprising a bath with shower and screen, W/C and handwash basin. To the rear of the property is the kitchen/diner, another good size room with space for table and chairs. We find a range of wall and base units set against contrasting work surfaces with space for appliances under, an integrated cooker, gas hob with extractor over and a one bowl, double drainer stainless steel sink with window to the rear aspect above. A rear door leads into a small communal area. Also to the rear is the second double bedroom, with window to the rear aspect.



### Outside

The apartment comes with an allocated parking space in the carpark of Saxon House (see aerial photo), accessed via a short walkway from the High Street. There is also use of a small communal area to the rear of the property.

### Location

The property is conveniently located in the heart of the town within a conservation area in South Norfolk. Loddon provides all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, veterinary surgery, 3 pubs, butchers, a café and take away 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 central heating (boiler situated in a separate boiler room which houses individual boilers for 3 flats).  
Mains electricity, water and drainage.

Energy Rating: D

## Local Authority:

South Norfolk Council

Tax Band: A

Postcode: NR14 6AH

What3Words: ///tonal.convert.whistle

## Tenure

Vacant possession of the leasehold will be given upon completion.

Ground Rent: £50pa

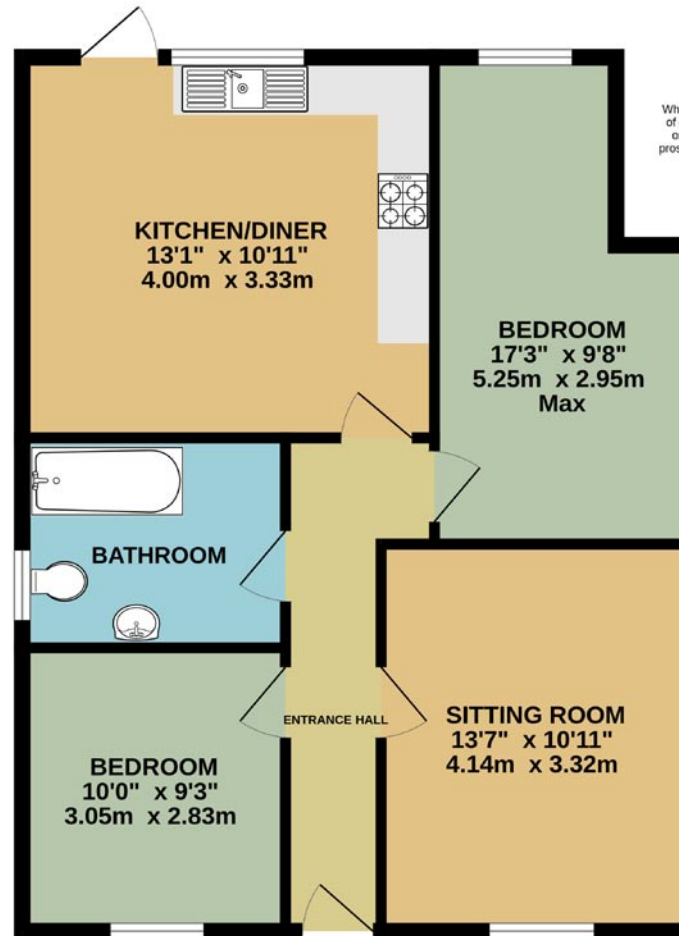
Service Charge: Approx. £500pa

Lease Remaining: 994 years

## 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: £140,000**



TOTAL FLOOR AREA: 711 sq.ft. (66.1 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

To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Bungay 01986 888160

Halesworth 01986 888205

Harleston 01379 882535

[www.muskermcintyre.co.uk](http://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