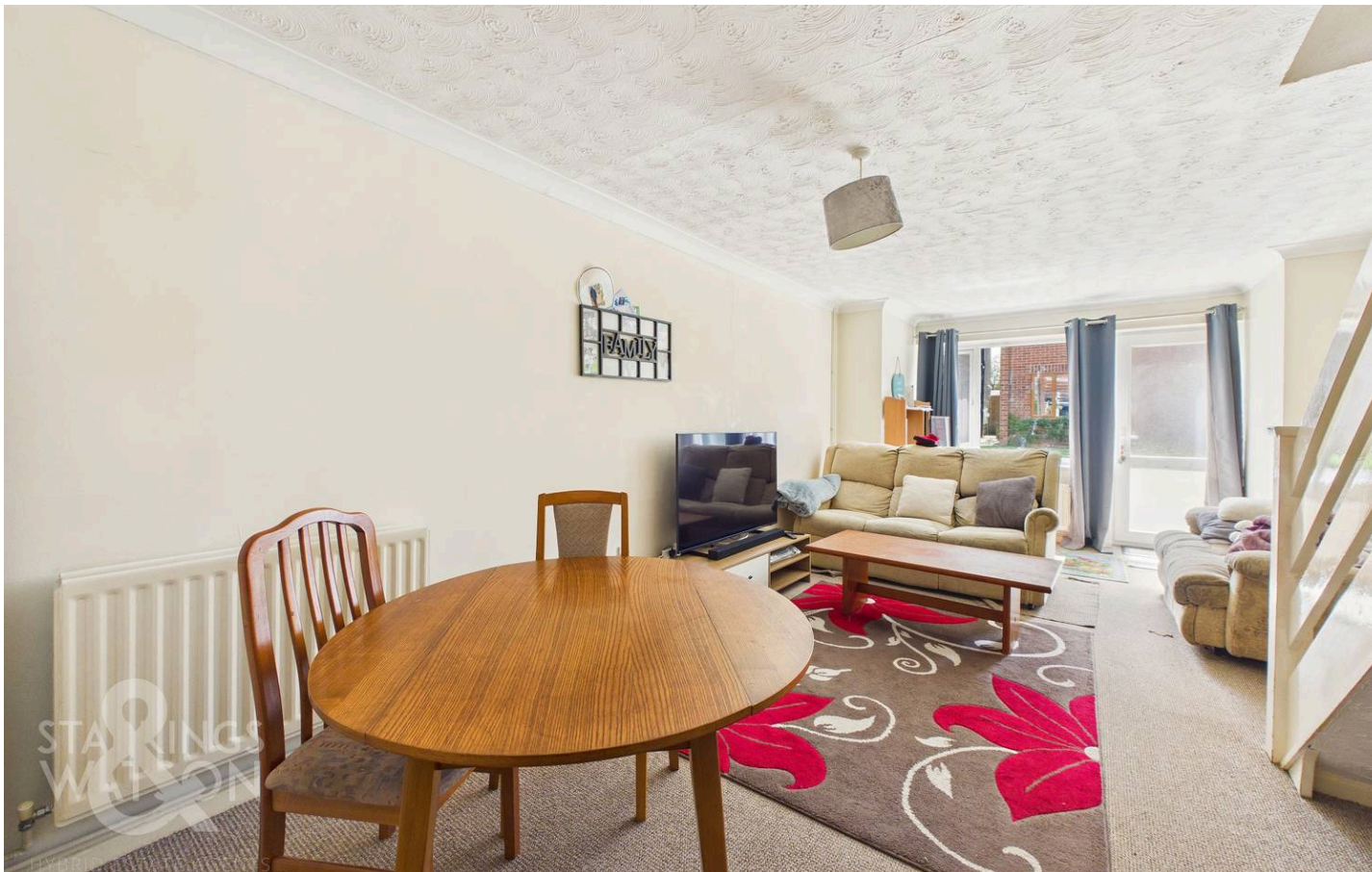




Mountbatten Road, Bungay - NR35 1PP

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Mountbatten Road

Bungay

NO CHAIN! This TWO BEDROOM END OF TERRACE HOUSE is perfectly positioned in a QUIET CUL-DE-SAC, offering a peaceful setting ideal for FIRST TIME BUYERS or those seeking a comfortable, low-maintenance home. With NO CHAIN, the property is ready for immediate occupation, providing a seamless move-in experience. Step through the main entrance door into the welcoming and BRIGHT SITTING/DINING ROOM, designed for both relaxation and entertaining, with ample natural light enhancing the inviting atmosphere. The SEPARATE KITCHEN to the rear is thoughtfully arranged, featuring generous storage. Upstairs, TWO DOUBLE BEDROOMS offer flexibility for family, guests, or a home office, with built-in storage and pleasant outlooks. The FAMILY BATHROOM is well-appointed with modern fixtures, ensuring comfort and convenience for daily routines. This property also benefits from DOUBLE GLAZING and efficient gas fired central heating, ensuring year-round comfort. The home's practical layout and thoughtful design provide a harmonious flow from living spaces to private quarters.

Externally you will find well kept and private rear garden mainly laid to lawn with OFF ROAD PARKING and a SINGLE EN-BLOC GARAGE beyond within the shared parking area.

Council Tax band: A

Tenure: Freehold

- No Chain!
- Ideal First Time Purchase
- New Boiler Installed as of 2025
- Quiet Cul-De-Sac Position
- Two Double Bedrooms & Family Bathroom
- Private Rear Garden
- Off Road Parking & Single En-Bloc Garage
- Well Located For Town Centre & Local Schools

The property is situated on the edge of the quaint market town of Bungay within an elevated position and within an easy walk from the shops and amenities where you find an extensive range of amenities including doctors, schooling, dentist, opticians, shops and restaurants. The City of Norwich to the North is about a 30 min drive away with a mainline train link to London Liverpool Street. The market town of Diss is about 19 miles away and provides further amenities and also benefits from a mainline link to London.



SETTING THE SCENE

To the front is of the house there is a lawned area with pathway to the main entrance door over the lawns. To the rear there is a shared parking area providing a space off road for parking in front of the en-bloc garage.

THE GRAND TOUR

Entering the house via the main entrance door you will find the main reception space with plenty of space for sitting and dining as well as the stairs to the first floor landing. There is understairs storage built in as well as a door to the beyond to the separate kitchen. The kitchen provides a range of wall and base level units with rolled edge worktops over as well as plenty of space for various white goods. There is a built in storage cupboard as well as a wall mounted boiler, of which was newly installed as of 2025, with a door beyond leading to the rear garden. Heading up to the first floor landing, two double bedrooms and a family bathroom can be found. There is one bedroom to the front and one to the rear, one of which has built in storage. The fully tiled bathroom provides a bath with electric shower over, w/c and hand wash basin.

FIND US

Postcode : NR35 1PP

What3Words : ///trace.rationed.gross

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



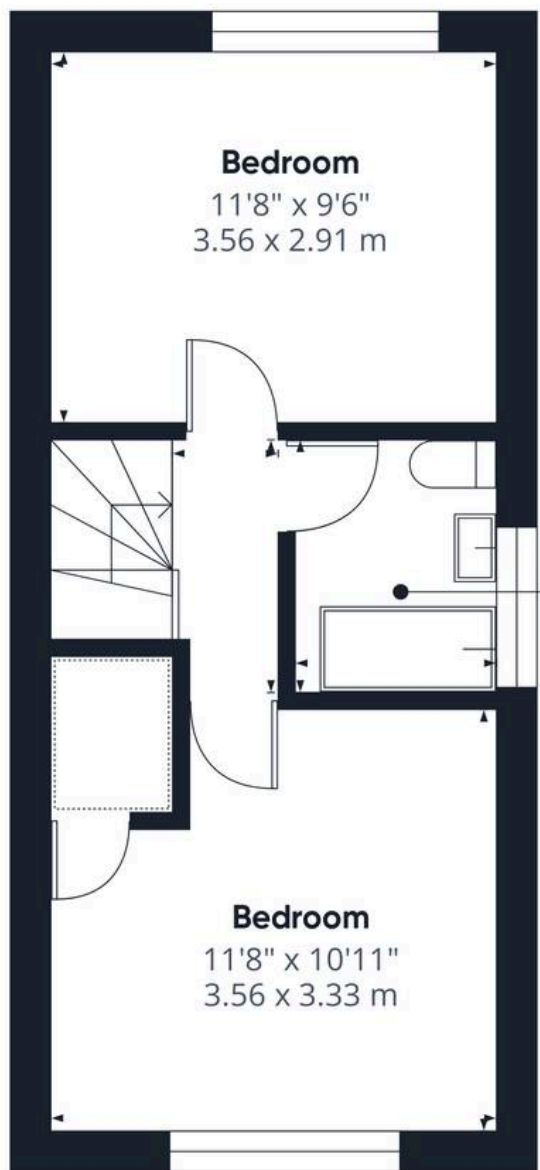
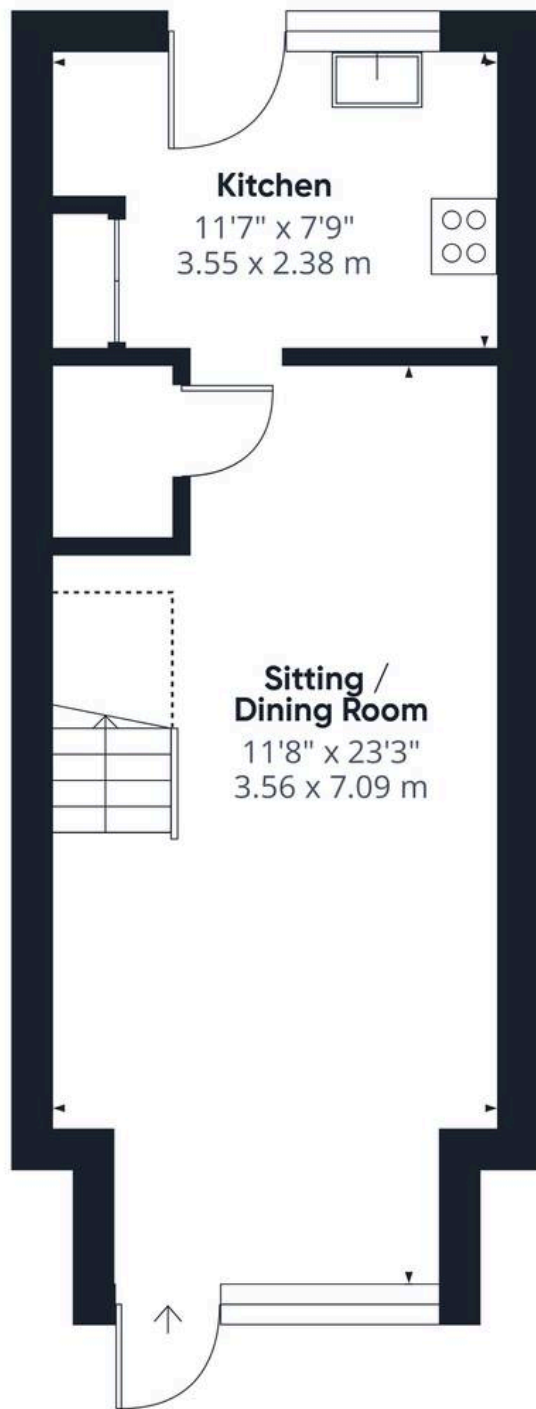




THE GREAT OUTDOORS

The private rear garden offers a well kept space which is mainly laid to lawn with a pathway centrally leading to the rear gate to the parking area beyond. There is a paved patio as well as a timber shed for storage. The garden is fully enclosed with timber fencing surrounding.





Approximate total area⁽¹⁾

634 ft²
59 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales 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 recheck the measurements.