



*The Mews, St Marys Street,
Bungay, Suffolk*

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ESTATE AGENTS

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Superbly located for the Town Centre whilst enjoying a discreet setting, we are delighted to offer this charming one bedroom Mews Cottage. The property enjoys generous and flexible accommodation which although well presented, would now benefit from a light cosmetic refresh. Externally the property benefits from a generous single garage, parking and a delightful walled garden area. Inspection by viewing is highly recommended for this superb first time buy or investment opportunity.

Accommodation comprises briefly:

- Entrance Hall
- Kitchen/Dining Room
- Shower Room
- Sitting Room
- Bedroom
- Garage & Garden



The Property

Stepping through the stable door to the front of this charming property we are welcomed by the entrance hall where the feeling of space and light that flow throughout the property is instantly apparent. Stairs from here rise to the first floor whilst doors lead to the shower room and the kitchen/dining room. The shower room enjoys a white suite that comprises a quadrant shower, low level w/c and wash basin set over a vanity unit, a window over looks the front aspect whilst tiled flooring and walls compliment the room. Stepping through the hall, slate effect flooring continues into the kitchen/dining room, this generous space is filled with natural light from two windows to the front aspect whilst a modern range of wall and base units are complemented by contrasting work surfaces and tiled splash backs. A ceramic sink further enhances the finish and we find our cooker, washing machine and fridge/freezer all in place. Climbing the stairs we find the generous sitting room. This versatile space enjoys three windows overlooking the front aspect with the historic Bungay Castle to the back drop whilst attractive steel tie bars are set along the vaulted ceiling. From the sitting room a door opens to our double bedroom, a recess provides the ideal place for a wardrobe whilst an attractive box bay window overlooks the front of the property. This completes the accommodation.



Outside

The property is approached via double gates which serve 1, 2 & 3 The Mews. The gates provide vehicular access that leads us to the garage. The main of the outside space is laid to shingle with low lying flower beds that sit to the front of the house and line the charming red brick boundary wall. A bin store and turning area is provided whilst the garage offers a generous car space or an excellent workshop area. The garage benefits from power and light.

Location

The property enjoys a central yet discreet location in the heart of the town. 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). 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

Mains Electricity, Water & Drainage. Electric Heating.

Energy Rating: F

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: NR35 1AB

What3Words: ///wealth.ethic.doubts

Tenure

Vacant possession of the freehold will be given on 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: £155,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Halesworth 01986 888205

Bungay 01986 888160

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.



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