



Lockhart Road, Ellingham Bungay NR35 2HB

welcome to

Lockhart Road, Ellingham Bungay

A tastefully presented four-bedroom detached chalet bungalow offering versatile accommodation and wrap-around gardens, updated throughout with a new boiler and oil tank, the property is offered with no onward chain.

Entrance Hall

Front door, window to front aspect, staircase to first floor accommodation.

Lounge

Window to front aspect, carpet flooring.

Dining Room

Window to side aspect, double door to rear aspect, tiled flooring.

Kitchen

Window to side aspect, wall and base units, breakfast bar, wine fridge, built in oven with cooker hood, space for white goods, tiled flooring.

Utility Room / Bedroom 3

Window to rear aspect, ground floor, hard flooring.

Study / Bedroom 4

Window to rear aspect, ground floor, carpet flooring.

Shower Room

Window to side aspect, shower cubical, W/C, wash hand basin.

Landing

Access to first floor accommodation, carpet flooring.

Bedroom 1

Window to front aspect, double bedroom, carpet flooring.

Bedroom 2

Window to rear aspect, built in wardrobes, carpet flooring.

Rear Garden

Wrap-around garden, turfed, steps up to decking area, large patio area, versatile outbuilding.

Outbuilding

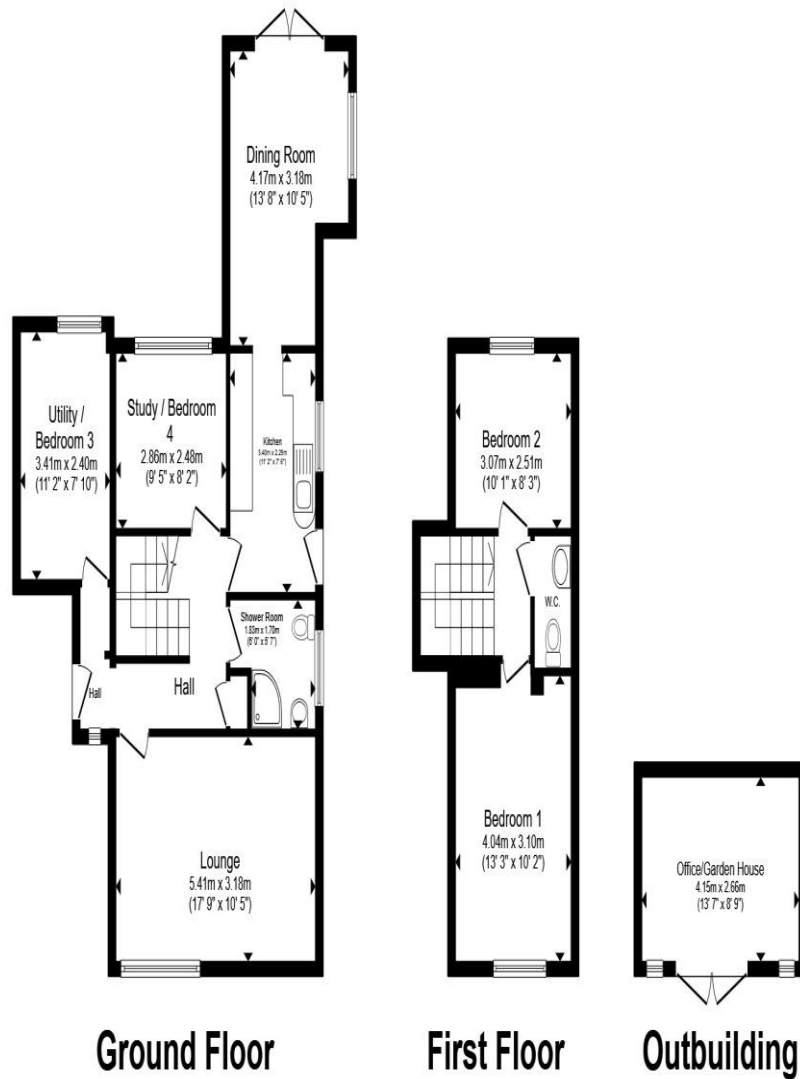
Double door and windows to front aspect.

Parking

Driveway for off road parking.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 108.1 m² (1,163 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Lockhart Road,
Ellingham Bungay

- Detached chalet bungalow
- Tastefully presented throughout
- Wrap-around gardens,
- Large shed/workshop,
- Potential rear garden access
- Spacious and versatile accommodation
- No onward chain &
- Ready to move into

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£350,000



view this property online williamhbrown.co.uk/Property/BGY107259



Property Ref:
BGY107259 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01986 894608



Bungay@williamhbrown.co.uk



19 Earsham Street, BUNGAY, Suffolk, NR35 1AE



williamhbrown.co.uk