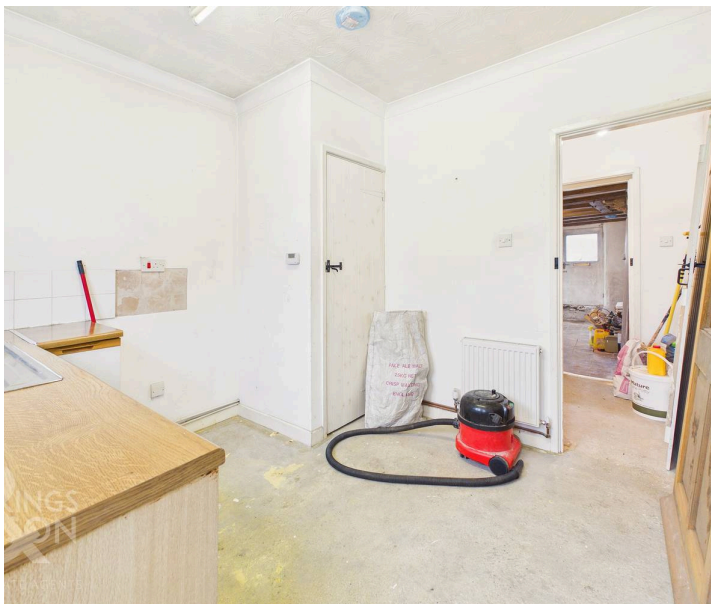




Broad Street, Bungay - NR35 1EF



## Broad Street

Bungay

NO CHAIN. This charming COTTAGE offers a rare opportunity to put your own stamp on a CHARACTERFUL HOME in the heart of Bungay town centre being a RENOVATION PROJECT giving a wealth of potential as a personal residence or potential long term or holiday let. The property has been stripped back with work done already to UPDATE the GAS CENTRAL HEATING and ELECTRICS within the home while a functional bathroom and kitchen are still in situ however, needing modernisation. The property offers ONE BEDROOM on the first floor, well proportioned for the size of the home being more than capable of hosting a double bed and soft furnishings. The rear garden creates a potential to create OFF ROAD PARKING accessed via the track to the side of the home with further potential to create a PRIVATE garden space to enjoy the warmer months.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G

- No Chain
- Renovation Project With Newly Fitted Gas & Electric
- Charming Character Cottage
- Town Centre Location With All Amenities In Walking Distance
- Dual Aspect Sitting Room
- One First Floor Bedroom
- Private Rear Garden & Off Road Parking
- Ideal Future Let With A Multitude Of Potential

The property is situated at the heart of the quaint market town of Bungay and 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

The property sits just back from the street with track to the right hand side taking towards the garden and potential off road parking. There's an access door at the rear here from the garden into the kitchen with main access door coming towards the front of the property.

## THE GRAND TOUR

Once inside, the dual aspect sitting room is the first space to greet you currently laid with traditional pamment style tiling, the room has been stripped back to bare plaster ready for further treatment whilst a plastered ceiling with exposed wooden beams sits above. Within the space an updated radiator forms part of the modernised central heating system, while a feature red brick inglenook fireplace is still retained with a solid wooden mantle above. Just beyond the space a storage cupboard can be utilised while slightly further down the property access comes into the bathroom. The bathroom is currently functional however in need of modernization like the rest of the home however does benefit from a modern wall mounted heated towel rail fitted to the gas central heating system. At the rear of the home, the kitchen offers a potential array of wall and base mounted storage units with open floor space suited to a breakfast table with access to a door taking you directly into the rear garden up a set of winding traditional stairs, the main bedroom can be found. Characteristic in it's design and appearance, the space features lime washed walls with original wooden beams and wooden frame window to the front of the property this room would be more than large enough to accommodate a double bed with further storage solutions once finished.

## FIND US

Postcode : NR35 1EF

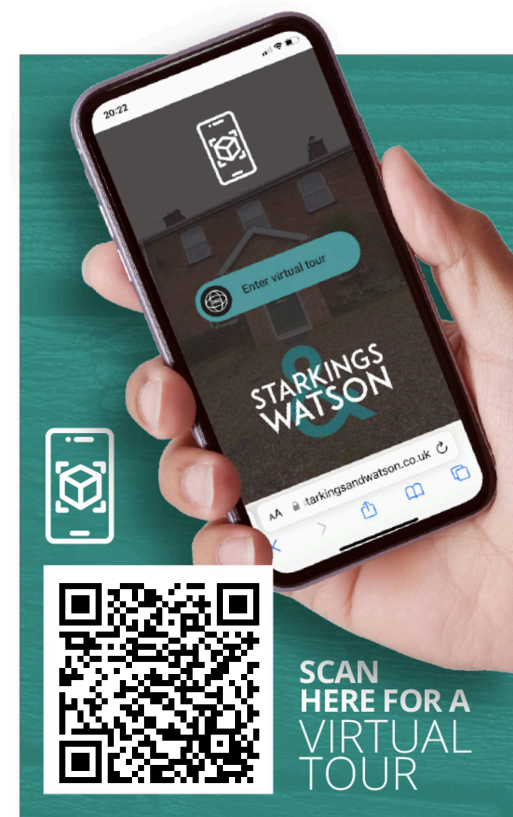
What3Words : [///outbursts.skyrocket.villas](https://www.what3words.com/#!/outbursts.skyrocket.villas)

## VIRTUAL TOUR

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

## AGENTS NOTES

Please note the vendor is still in the process of doing some works to the property. If a buyer were to want to take the property as it is, the owner would be interested in discussing this further. The property will not be fully finished. Work to include flooring in the kitchen and bathroom, new bath panel and wall tiles and lime washing done in the bedroom.



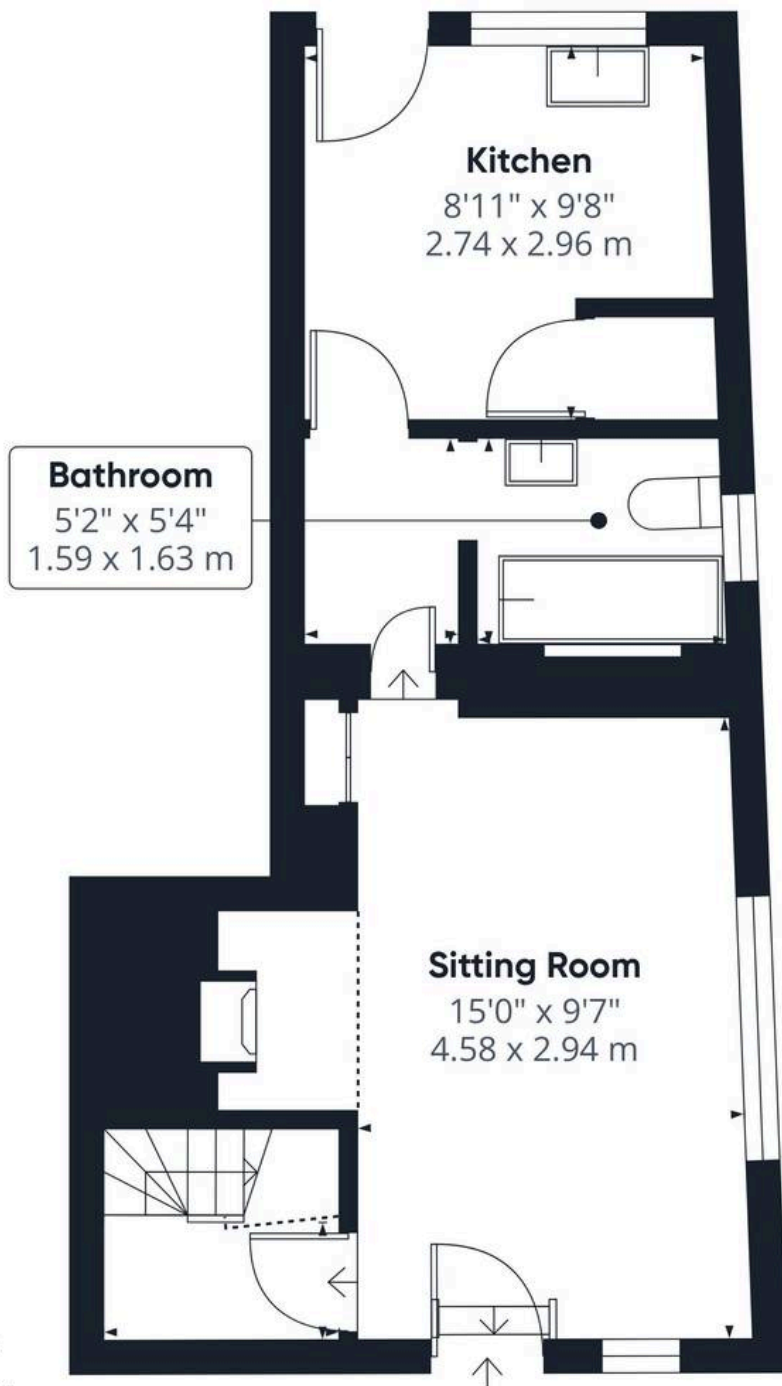




## THE GREAT OUTDOORS

Externally, the rear garden does also require some clearing and modernising however gives a multitude of potential for a patio seating area and potential for off road parking at the very rear.





**Approximate total area<sup>(1)</sup>**

477 ft<sup>2</sup>

44.4 m<sup>2</sup>

**Reduced headroom**

20 ft<sup>2</sup>

1.9 m<sup>2</sup>

(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.

**GIRAFFE360**



## Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • [bungay@starkingsandwatson.co.uk](mailto:bungay@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://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.