



Earsham Street, Bungay

Guide Price £220,000 Freehold

Energy Efficiency Rating : D

- ✓ No Chain!
- ✓ Detached Cottage
- ✓ Town Centre Location
- ✓ Stylish High Spec Kitchen
- ✓ Period Features Retained
- ✓ Two Bedrooms, Bathroom & Cloakroom
- ✓ Private Courtyard Garden
- ✓ Ideal Holiday Rental

To arrange an accompanied viewing please call our Bungay Office on 01986 490590

**STARKINGS
& WATSON**



NO CHAIN! Situated in the **HEART OF BUNGAY TOWN CENTRE** on **EARSHAM STREET** surrounded by independent shops and eateries is this **CHARMING DETACHED CHARACTER COTTAGE**. The property has recently been renovated internally with a sleek and modern fitted kitchen, an updated bathroom on the first floor, a new downstairs cloakroom and full re-decoration. The property retains much of its original character with **TIMBER FLOORS**, **BESPOKE WOOD SASH WINDOWS** and exposed timber beams. The accommodation is arranged over three floors with a **SITTING ROOM**, rear lobby, cloakroom & **KITCHEN/BREAKFAST ROOM** on the ground floor. On the first floor you will find a double bedroom leading into the main bathroom. On the second floor there is another bedroom in the eaves. There is also the benefit of a **PRIVATE COURTYARD GARDEN** to the rear. Due to its location, condition and accommodation, the property would make an ideal **HOLIDAY RENTAL** or holiday home.

LOCATION

The property is situated right in heart of the quaint market town of Bungay on the sought after Earsham Street offering local amenities including a wealth of independent shops as well as doctors, schooling, dentist, pubs 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 train link to London.

DIRECTIONS

You may wish to use your Sat-Nav (NR35 1AQ), but to help you... The property is located directly opposite our office on Earsham Street.

The property is approached from the pavement with steps leading up to the main entrance.

Glazed entrance door to:

SITTING ROOM

12' 9" x 9' 5" (3.89m x 2.87m) Wood flooring, radiator x2, double glazed window to front, double glazed sash window to side x2, television and telephone points, stairs to first floor landing, smooth coved ceiling, door to:

INNER LOBBY

Wood flooring, smooth ceiling, doors to:

KITCHEN/BREAKFAST ROOM

13' 3" x 7' 8" (4.04m x 2.34m) Fitted range of wall and base level units with square edged work surfaces, and inset sink and drainer unit with mixer tap, matching up-stands and tiled splash backs, inset electric ceramic hob, built-in electric oven and extractor fan over, integrated dishwasher, space for fridge freezer, space for dining table, wood effect flooring, radiator, double glazed window to side, uPVC double glazed door to side, uPVC double glazed French doors to rear courtyard, television point, smooth vaulted ceiling.

CLOAKROOM

4' 7" x 5' 1" (1.4m x 1.55m) Two piece suite comprising low level W.C with inset hand wash basin set within cistern, tiled splash backs, tiled effect flooring, radiator, space for washing machine, smooth ceiling.

DOUBLE BEDROOM

11' 6" x 8' 11" (3.51m x 2.72m) MAX Ready for flooring, radiator, double glazed window to front, double glazed sash window to side, telephone point, stairs to second floor bedroom, smooth ceiling, door to:

FAMILY BATHROOM

8' 2" x 6' 5" (2.49m x 1.96m) Three piece suite comprising, low level W.C, pedestal hand wash basin, panelled bath, with mixer shower tap, tiled walls, tiled effect flooring, heated towel rail, obscure double glazed window to rear x2, cupboard housing wall mounted gas fired central heating boiler, smooth ceiling with recessed spotlights.

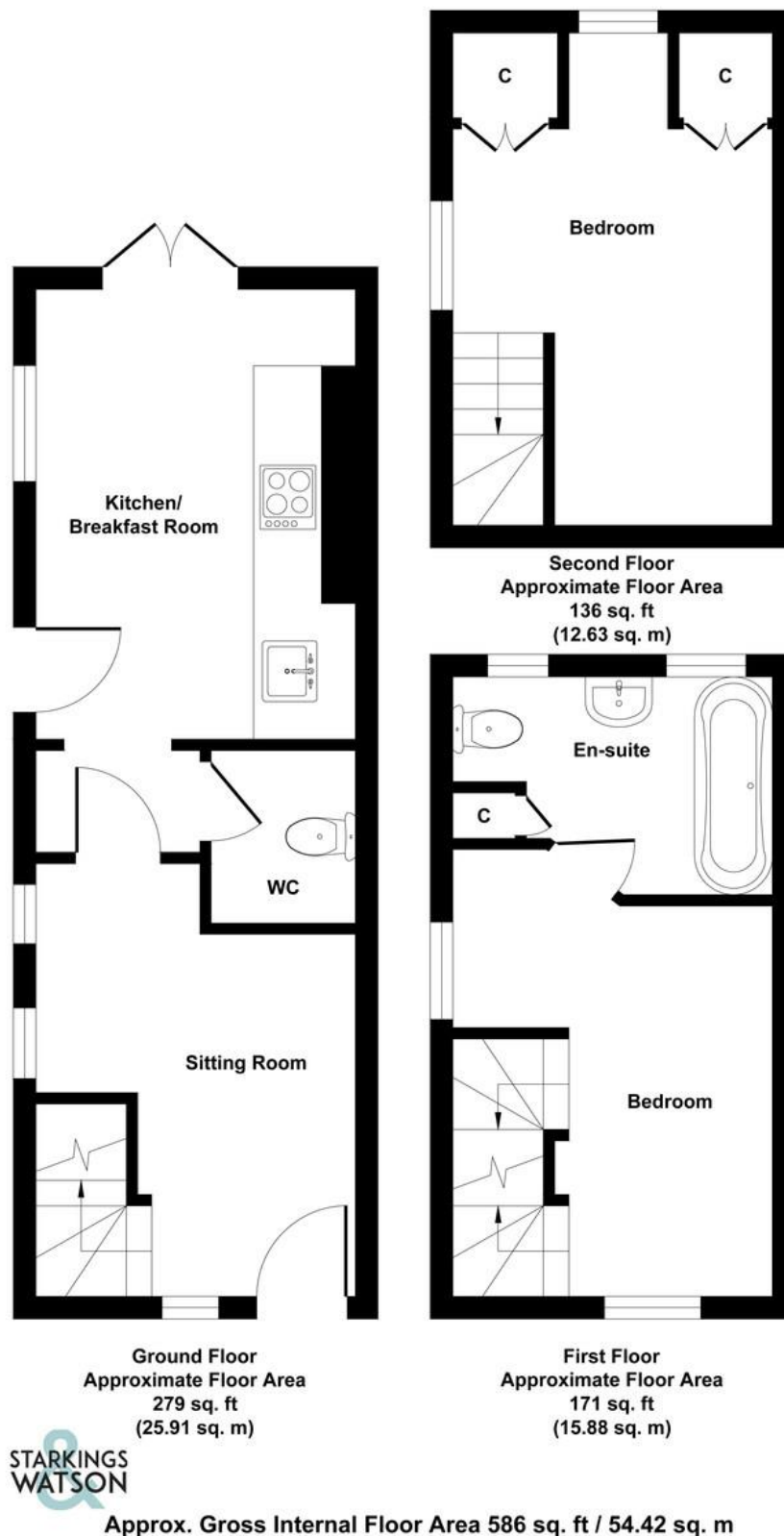
DOUBLE BEDROOM

14' 6" x 9' 3" Some Restricted Height. (4.42m x 2.82m) MAX with restricted head height Wood flooring, radiator, double glazed window to side, double glazed window to rear, built-in storage cupboard x2, smooth vaulted ceiling.

OUTSIDE REAR

Accessed via the French doors in the kitchen, leading onto the private rear garden which is fully paved for ease of maintenance creating a pleasant space for outside entertaining with raised planting borders and exposed brick walls. Gated access leads to the shared side pathway giving access to the front. Parking is on road only to the front of the property with pay and display car parks within a short walk.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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