



**Rectory Gardens, Hingham NR9**

**Guide Price £220,000**

**DONNA VINCENT**  
**exp**



- Ref:DV1198
- Detached two-bedroom bungalow
- Sought-after market town of Hingham
- Tucked-away position towards the end of a small close
- Fantastic opportunity to modernise and add your own style
- Lounge/diner opening into a conservatory
- Two bedrooms and bathroom
- Low-maintenance rear garden
- Garage
- No onward chain

**Council Tax Band: B**

**Tenure: Freehold**

**TUCKED AWAY WITH PLENTY OF POTENTIAL!** Occupying a pleasant position towards the end of a small close of houses and bungalows in the sought-after market town of Hingham, this detached two-bedroom bungalow offers a fantastic opportunity for its next owner to update and create a home perfectly suited to their own taste.

The accommodation includes an entrance porch, kitchen, lounge/diner with a conservatory opening off, two bedrooms and a bathroom. Outside, the property benefits from a garage and a low-maintenance garden, with the rear predominantly paved for ease of upkeep.

Whilst the bungalow would benefit from some modernisation, it offers an excellent opportunity for those looking to downsize, retire, live independently on one level or simply find a manageable home they can put their own stamp on.

With its tucked-away position, practical single-storey accommodation and the added advantage of no onward chain, this is a property with plenty of potential to become a lovely and comfortable home.

#### **Accommodation Comprises:**

**Entrance Porch** Entered via a UPVC front entrance door, with light and power and a further door opening into the entrance hall.

**Entrance Hall** An L-shaped hallway with built-in storage cupboard and airing cupboard housing the hot water tank. Radiator, access to the loft space and doors leading to the kitchen, lounge/diner, bathroom and both bedrooms.

**Lounge/Diner** A well-proportioned living and dining space featuring an electric fireplace, radiator and ample room for a dining table and chairs. Sliding patio doors open into the conservatory.





**Conservatory** A spacious conservatory constructed on a brick plinth with UPVC glazing beneath a polycarbonate roof. A glazed door provides access via steps down into the rear garden.

**Kitchen** Fitted with a matching range of wall and base units with work surfaces over and a stainless steel sink. Space for a cooker and under-counter appliances, plumbing for a washing machine and wall-mounted boiler.

**Bedroom 1** Double bedroom with an aspect to the rear and radiator.

**Bedroom 2** Bedroom with an aspect to the front and radiator.

**Bathroom** Fitted with a bath with electric shower over, wash hand basin and WC. Radiator.

**Outside** The property enjoys a tucked-away position towards the end of the cul-de-sac, with established hedging providing a good degree of screening to the front.

The garage is positioned to the side of the bungalow with parking immediately in front, while access to the rear garden is available from both sides of the property.

Designed with ease of maintenance in mind, the rear garden is predominantly paved, providing plenty of space for outdoor seating and pots, with a further paved area extending around the rear of the garage. Established hedging and shrubs provide greenery around the boundaries, with additional ornamental hedging creating interest within the garden.





The garden is enclosed by a combination of brick walling and fencing.

**Garage** Situated to the side of the property with parking to the front. There is a personnel door to the side out into the garden.

**AGENTS NOTE** - Please be advised that the property details may be subject to change and must not be relied upon as an accurate description of this home. Although these details are thought to be materially correct, the accuracy cannot be guaranteed, and they do not form part of any contract. All services and appliances must be considered 'untested' and a buyer should ensure their appointed solicitor collates any relevant information or service/warranty documentation. Please note, all dimensions are approximate/maximums and should not be relied upon for the purposes of floor coverings.

**ANTI-MONEY LAUNDERING REGULATIONS** - We are required by law to conduct Anti-Money Laundering (AML) checks on all parties involved in the sale or purchase of a property. We take the responsibility of this seriously in line with HMRC guidance, and in ensuring the accuracy and continuous monitoring of these checks. Our partner, Movebutler, will carry out the initial checks on our behalf. They will contact you once your offer has been accepted, to conclude, where possible, a biometric check with you electronically.

As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Movebutler and complete all Anti-Money Laundering (AML) checks before your offer can be formally accepted.

### **Important Information Regarding Referral Fees**

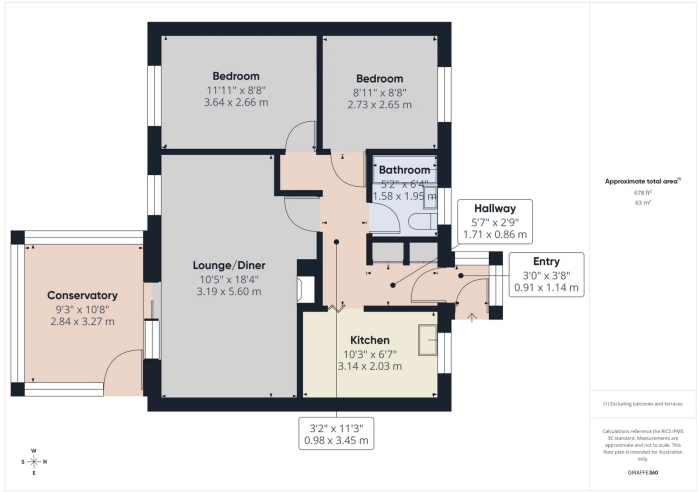
In accordance with the Estate Agents (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are required to disclose that this company may offer certain services to sellers and purchasers from which we may receive a referral fee upon completion.

Specifically:

For conveyancing services, we typically receive a referral fee of £138.00 (inc. VAT). For mortgages and related financial products, our average share of commission from a broker is £250 (no VAT). However, this amount may be subject to proportional clawback by the lender if the mortgage or related product is cancelled early.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |