

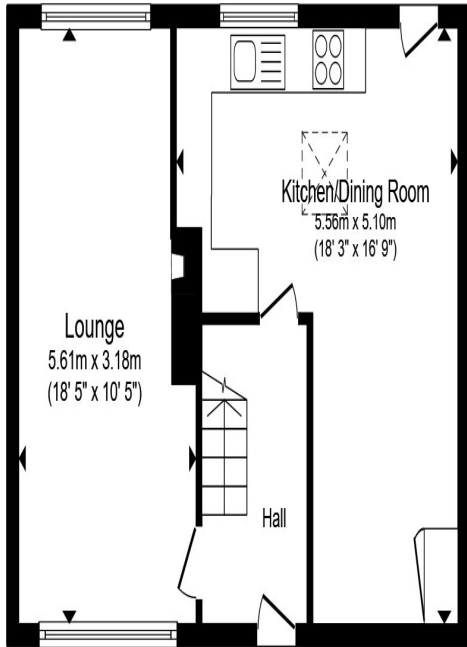


St Felix Rise, Flixton BUNGAY NR35 1NY

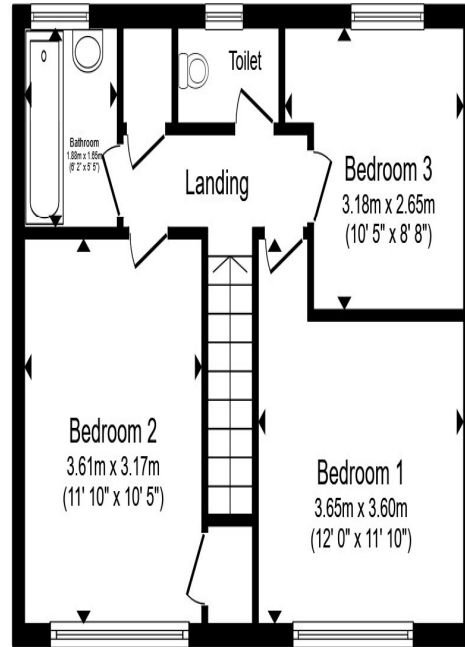
welcome to
St Felix Rise, Flixton BUNGAY

Situated ideally between Bungay and Harleston whilst enjoying a semi-rural village location, this surprisingly spacious, excellently presented three bedroom family home boasts off road parking, a large rear garden and open field views beyond. Viewing is recommended.





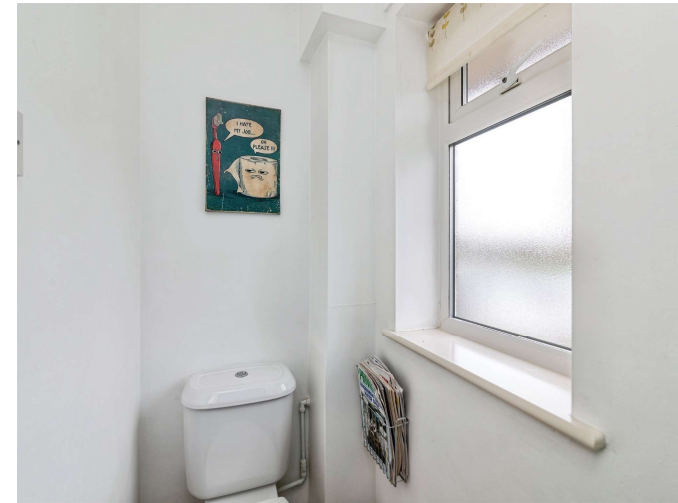
Ground Floor



First Floor

Total floor area 87.2 m² (939 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



Entrance Hall

Sitting Room

18' 5" x 10' 5" (5.61m x 3.17m)

Kitchen/Dining Room

18' 3" max x 16' 9" max (5.56m max x 5.11m max)

First Floor Landing

Bedroom One

11' 10" x 10' 5" (3.61m x 3.17m)

Bedroom Two

12' max x 11' 10" (3.66m max x 3.61m)

Bedroom Three

10' 5" x 8' 8" (3.17m x 2.64m)

Bathroom

W/C

Outside

welcome to

St Felix Rise, Flixton BUNGAY

- Deceptively Spacious Family Home
- Three Bedrooms
- Sitting Room
- Family Kitchen Dining Room
- Bathroom & Separate W/C

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BGY107029



Property Ref:
BGY107029 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we will 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.

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