



Southend Road,
Bungay, Suffolk



**MUSKER
McINTYRE**
ESTATE AGENTS

A superb opportunity to purchase this charming Victorian mid-terrace cottage situated on a quiet road close to the centre of Bungay and boasting the rare benefit of off road parking. The property boasts deceptively spacious accommodation with a cosy sitting room, open plan kitchen/dining space and bathroom on the ground floor. Upstairs the two bedrooms lead from the spacious landing. Outside we find a generous rear garden whilst to the front we find space to park. The property is offered CHAIN FREE. Viewing is recommended.

Accommodation comprises briefly:

- Sitting Room
- Kitchen/Dining Room
- Bathroom
- Master Bedroom
- Second Bedroom
- Generous, Established Rear Garden
- Off Road Parking



Property

Entering this charming property via the front door we step into the sitting room, a window looks to the front aspect and a wood burning stove is set to the fireplace with storage beside. A part glazed door opens to the rear where we step into the kitchen/dining space. Timber effect flooring contrasts against the range of fitted kitchen units. Wooden worktops compliment the kitchen and a butler sink is set below a window that looks onto the rear garden. A fitted oven, hob and extractor complete the kitchen whilst a free standing freezer and washing machine will be included. In the dining area a pantry style cupboard has a window to the side aspect and a feature fireplace is found. From the kitchen a door opens to the rear lobby where the stairs rise to the first floor, a door opens to the garden and the bathroom. A white suite offers a low level bath with shower over, wash basin and w/c. A window opens to the rear. On the first floor the landing opens to both bedrooms. At the front the main bedroom looks onto Southend Road. An original fireplace features. At the rear the second smaller room completes the accommodation. Two cupboards feature, one of which houses the gas combi boiler. A window looks onto the rear gardens.



Outside

At the front of the property we find the gravelled parking area, a path that leads to the front door and side access where the shared, covered passageway leads to the rear. The passage offers access for both number 18 and 16. At the rear a door enters into the lobby area and the passageway continues to the main garden. This generous space is laid mainly to lawn and framed with a variety of planted beds. A patio area at the rear of the house and further hard standing at the foot of the garden provide two perfect spots to enjoy the sun throughout the day. A timber shed is in situ.

Location

This property is situated on a most desirable, quiet road close to the town centre of Bungay. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distance. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas central heating. Mains electricity, water and drainage.

Energy Rating: D

Local Authority:

East Suffolk Council

Tax Band: A

Postcode: NR35 1DN

What3Words: ///kings.sharpens.goofy

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £215,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Halesworth 01986 888205

Harleston 01379 882535

www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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