

Flat 1, High Street,
Loddon, Norfolk

MUSKER McINTYRE
ESTATE AGENTS

Norwich - 10.9 Miles
Beccles – 8.2 Miles
Bungay – 6.5 Miles

We are pleased to offer this spacious, CHAIN FREE, two-bedroom first-floor Grade II Listed period apartment. Featuring over 700 sq. ft. of living space (STS), the property has been recently renovated and redecorated by the current vendors. Located in the heart of the popular market town of Loddon, this property represents an ideal investment opportunity or a perfect home for a first-time buyer.



Accommodation comprises briefly:

- Entrance Hallway
- Open Plan Living Area/Kitchen
- Two Double Bedrooms
- Bathroom

Property

Upon entering the apartment through the front door, the entrance hallway provides access to all rooms. To the left, the bright, open-plan living area is filled with natural light from two Velux windows and features characterful beams. The kitchen area includes a range of wall and base units with contrasting work surfaces and space for under-counter appliances. It also features an integrated cooker, a ceramic hob, and a stainless steel single-bowl sink positioned beneath the windows. The master bedroom, the larger of the two doubles, features a window overlooking the front aspect, exposed beams, and a galleried mezzanine for additional living or storage space. A small step leads to the second double bedroom, which is also well-sized and includes exposed beams and a front-facing window. The spacious bathroom comprises a bath, W/C, washbasin, and a separate shower cubicle.

Location

The flat is conveniently located in the heart of Loddon, providing easy access to a wide range of local amenities, including schools, nurseries, shops, a post office, churches, a doctors' surgery, a dentist, a library, and a veterinary surgery. The town also features three pubs, a butcher, a café, and various takeaway options. For outdoor enthusiasts, there is access to the Broads Network via Loddon Staithe and the River Chet, offering several scenic walking routes. The property is also within easy reach of the market towns of Beccles and Bungay, which provide a broader selection of services. Additionally, the Cathedral City of Norwich is approximately a 20-minute drive north, offering a mainline train link to London Liverpool Street (1hr 51mins). The heritage coastline of Suffolk, including the beaches of Southwold and Walberswick, is located about 20 miles 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:
South Norfolk District Council
Tax Band: A
Postcode: NR14 6AH

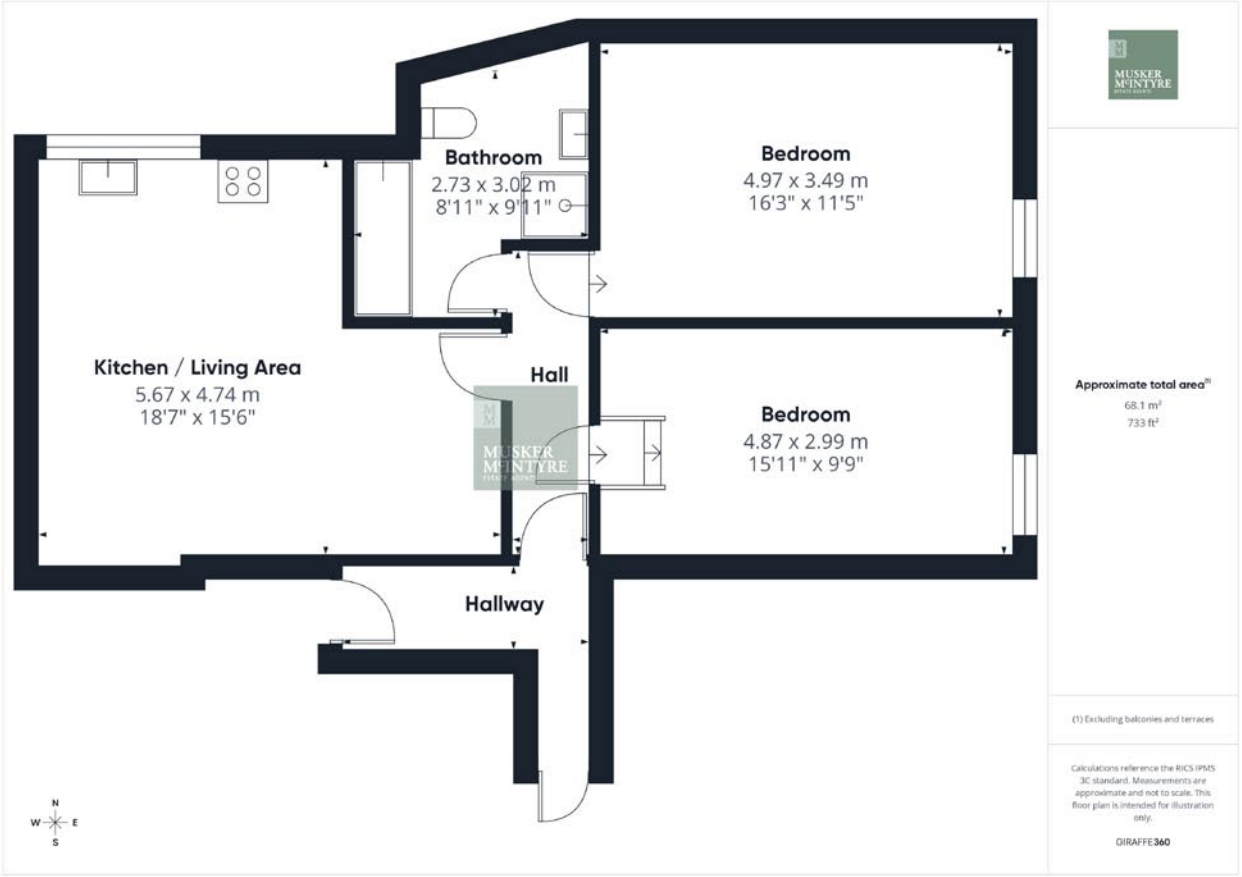
What3Words: ///absent.trailer.prayers

Tenure
Vacant possession of the leasehold will be given upon completion.

Ground Rent: £50pa
Service Charge: £800pa
Lease Remaining: 999 years

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: £149,500



To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Loddon	01508 521110
Halesworth	01986 888205
Bungay	01986 888160

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.

naea | propertymark PROTECTED

Platinum Trusted Service Award 2023 feefo

A member of OnTheMarket.com

LODDON OFFICE
22 High Street
Loddon
Norfolk
NR14 6AH
Tel. 01508 521110
info@muskermcintyre.co.uk