



6 Bulls Hall Road | Occold | IP23 7PQ

Asking Price £199,950

twgaze

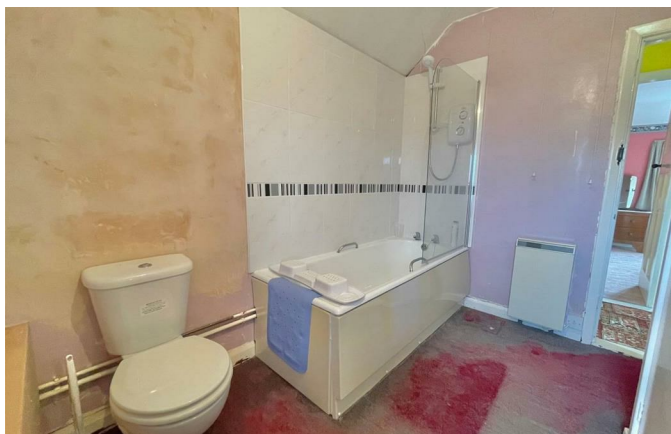
6 Bulls Hall Road | Occold | IP23 7PQ Asking Price £199,950

Semi-detached 2 bedroom house. Ex-local authority benefiting from long rear garden. Generous frontage. Double glazing and storage heating, however requires modernisation. Field views to front. Popular village just a few miles from Eye. No onward chain.

- Semi-detached house
- 2 bedrooms and first floor bathroom
- Popular village with field views to front
- Brick outside WC
- No onward chain
- Requires full modernisation
- Long rear garden laid to lawn
- Excellent potential with scope to improve

Location

Occold is a popular village which has an active community and well regarded primary school. Close by is the small town of Eye which offers a good range of day-to-day facilities including well regarded secondary schooling and is steeped in history with its castle mound and abbey remains. The surrounding countryside is attractive with many interesting country walks and the town is well placed for access to the A140 with both Norwich and Ipswich around 25 miles away, Diss and its mainline railway station on the Norwich to London Liverpool Street line (journey time to London 90 minutes) just 6 miles away and the Heritage Coast around Southwold, Aldeburgh and Walberswick within 40 minutes or so by car.





Property

An ex-local authority house offering excellent scope for improvement which also provides an ideal blank canvas for a single person or couple to transform into a loving home. The property layout is typical of its age, offering a small entrance lobby with stairs to first floor, front sitting room and kitchen/diner with larder and rear entrance lobby. Upstairs there are two bedrooms and bathroom with airing cupboard.

Outside

Long lawn to front with path to side leading to front entrance. Access at the side opens to the rear garden, again, with long lawn. Brick built outhouse with WC.

Services

Mains water and electricity are connected. Private drainage. Electric storage heaters.

Agent notes:

Due to the sellers not having lived at the property, detailed information is limited.

How to get there

What3words: [///trader.climate.emeralds](https://www.what3words.com/#!/trader.climate.emeralds)

Viewing

By appointment with TW Gaze.

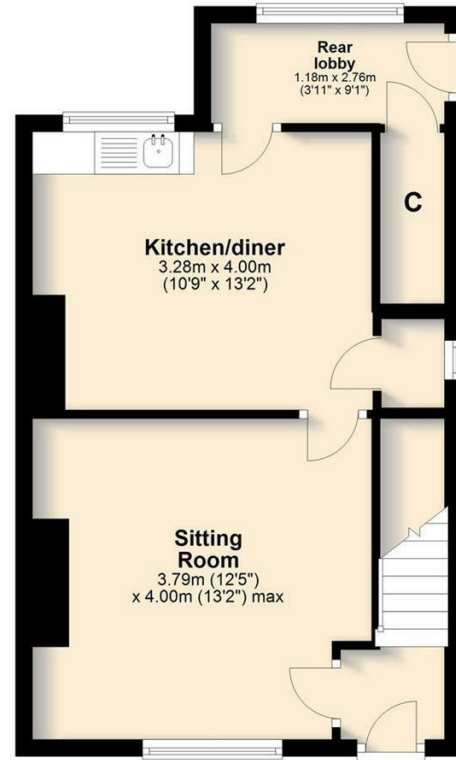
Council Tax: B

Tenure: Freehold

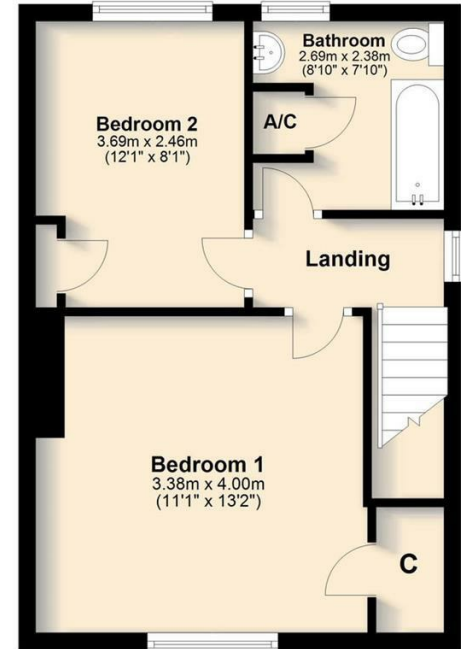
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/19751/RM



Ground Floor
Approx. 38.4 sq. metres (413.5 sq. feet)



First Floor
Approx. 34.8 sq. metres (374.6 sq. feet)

Total area: approx. 73.2 sq. metres (788.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			82
(91-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(11-28) F			
Not energy efficient - higher running costs			
(1-20) G			
England & Wales		EU Directive 2002/91/EC	

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