



Bridge Street, Bungay

Offers In Excess Of £150,000 Freehold

Energy Efficiency Rating : n/a

- ✓ No Chain
- ✓ Grade II Listed Cottage
- ✓ 15' Sitting Room with Feature Fire Place
- ✓ Fitted Kitchen
- ✓ Ground Floor Shower Room
- ✓ Two Bedrooms
- ✓ Useful Study/Dressing Room
- ✓ Ideal Lock Up & Leave

To arrange an accompanied viewing please call our Bungay Office on 01986 490590





NO CHAIN! This Grade II Listed end-terrace COTTAGE is an ideal LOCK UP AND LEAVE or INVESTMENT, with no gardens to maintain! With PARKING AVAILABLE in the car park just off BRIDGE STREET, the property offers an ABUNDANCE of CHARACTER and CHARM. From the exterior the TRADITIONAL BAY FRONT WINDOW was re-mastered in 2021, making the property stand out again once more! Inside, the 15' SITTING ROOM offers a brick tiled floor and FEATURE EXPOSED BRICK FIRE PLACE. Stairs lead to the first floor, whilst an opening leads to the FITTED KITCHEN and SHOWER ROOM beyond. The first floor offers a DOUBLE BEDROOM with useful study/dressing room - with beautiful EXPOSED TIMBER BEAMS. The top floor is one large DOUBLE BEDROOM with storage cupboards and HUGE POTENTIAL.

LOCATION

The property is situated within the quaint market town of Bungay. Within walking distance to the town centre, an extensive range of amenities including doctors, schooling, dentist, opticians, shops and restaurants. The City of Norwich to the North is about a 30 min drive away with a mainline train link to London Liverpool Street. The market town of Diss is about 19 miles away and provides further amenities and also benefits from a mainline link to London.

DIRECTIONS

You may wish to use your Sat-Nav (NR35 1HD), but to help you... Leaving the town centre via Earsham Street, go towards the roundabout, and take the second road off the

roundabout onto Bridge Street and follow this road along, where the property can be found on the right hand side, indicated by our For Sale board.

The property fronts Bridge Street with direct access leading from the pedestrian footpath, with pedestrian access and bin storage located to the rear of the property.

Obscure glazed entrance door to:

SITTING ROOM

15' 10" x 12' 4" Max. (4.83m x 3.76m) Attractive brick tiled flooring, electric storage heater, newly installed bay fronted window, window to side, feature brick built fire place with pamment tiled hearth, stairs to first floor landing with storage space below, television and telephone points, smooth ceiling with exposed timber beams, opening to:

KITCHEN

9' 11" x 9' 8" (3.02m x 2.95m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit, tiled splash backs, inset electric ceramic hob and built-in electric oven, wood effect flooring, space for fridge freezer and washing machine, window to rear, door to side, smooth ceiling, door to:

SHOWER ROOM

Three piece suite comprising low level W.C, wall mounted hand wash basin, shower cubicle with electric shower, continued wood effect flooring, obscure glazed window to rear.

STAIRS TO FIRST FLOOR LANDING

Stripped wood flooring, stairs to second floor landing, door to:

STUDY/DRESSING ROOM

8' 1" x 6' 10" (2.46m x 2.08m) Fitted carpet, electric storage heater, window to front, wall lighting, exposed timber beams, smooth ceiling, open plan to:

DOUBLE BEDROOM

12' 6" x 8' 5" (3.81m x 2.57m) Original feature cast iron fire place with timber surround, fitted carpet, window to rear, smooth ceiling.

STAIRS TO SECOND FLOOR LANDING

Stripped wood flooring, exposed timber beams, open plan to:

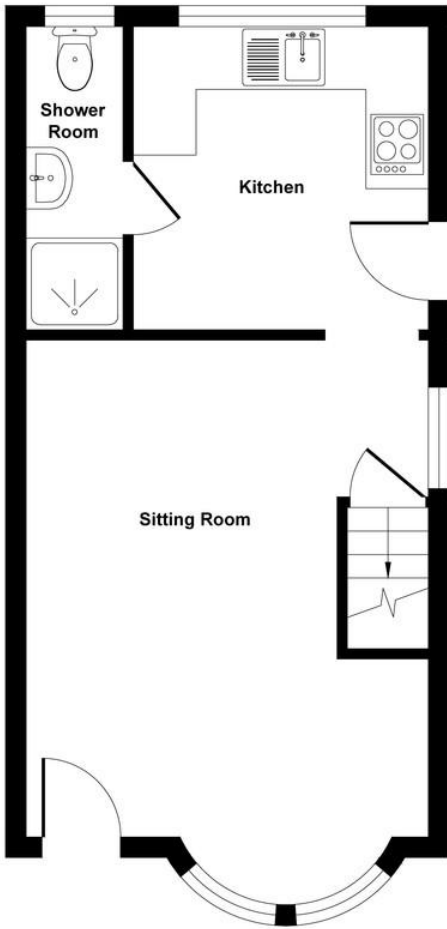
DOUBLE BEDROOM

12' 10" x 12' 8" Max. Some Restricted Height. (3.91m x 3.86m) Fitted carpet, electric storage heater, window to side, built-in storage cupboard, smooth ceiling with exposed timber beams.

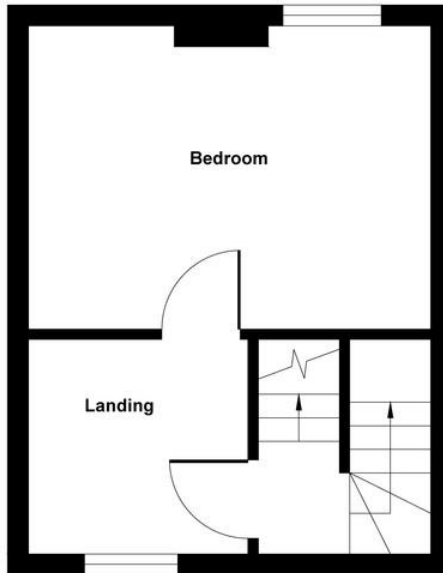
OUTSIDE

A small bin storage area can be found to the rear of the property.

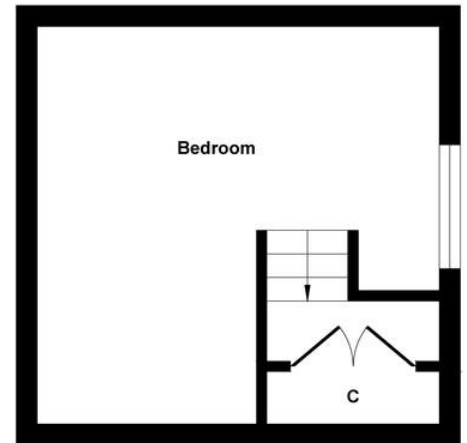




Ground Floor
 Approximate Floor Area
 342 sq. ft
 (31.77 sq. m)



First Floor
 Approximate Floor Area
 216 sq. ft
 (20.06 sq. m)



Second Floor
 Approximate Floor Area
 162 sq. ft
 (15.05 sq. m)

Approx. Gross Internal Floor Area 720 sq. ft / 66.88 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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