

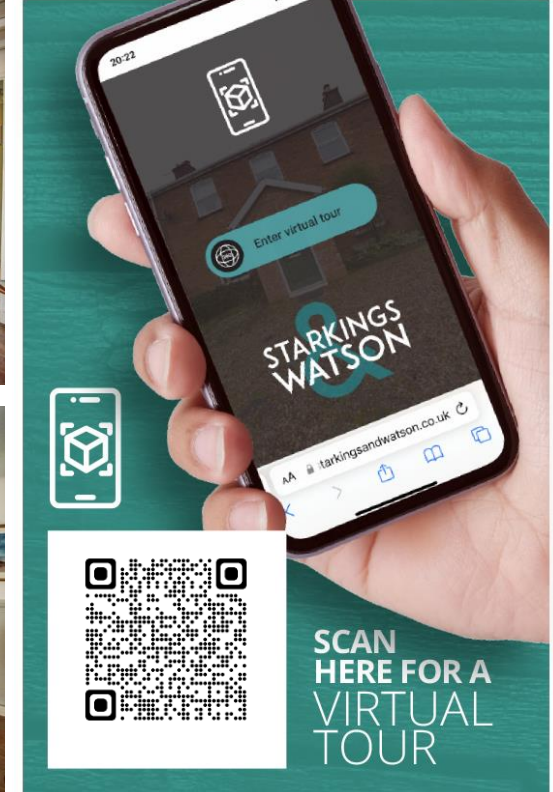
BARDOLPH ROAD

**Bungay NR35 1BN**

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01986 490590

**FOR SALE**  
**PROPERTY**



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**STARKINGS**  
**WATSON**



- Mid-Terrace Cottage
- Town Centre Location
- Period Features & Charm
- Fireplace with Wood Burner
- Sitting/Dining Room
- Garden Room Extension
- Two Bedrooms
- Private Rear Garden

#### IN SUMMARY

Located just outside the TOWN CENTRE on a sought after street, set back from the road is this CHARACTER MID-TERRACE COTTAGE presented in good order. With period features and charm throughout, the property is approached via a gated front garden and porch, where you head straight into the SITTING/DINING ROOM benefiting from a WOOD BURNER. Beyond there is a kitchen leading to the rear lobby with access to the bathroom with ROLLED TOP BATH and separate CLOAKROOM. You will also find a beautifully bright garden room extension opening onto the garden. On the first floor there are TWO AMPLE BEDROOMS with the main bedroom benefiting from a feature fireplace. To the rear is a pleasant enclosed garden mainly shingled with rear access. The property has a delightful feel and retains a lot of original character and would make an ideal second home, holiday rental or permanent home.

#### OUT & ABOUT

The property is situated within the quaint market town of Bungay. Within easy walking distance to the town centre, which offers 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

train link to London.

#### FIND US

You may wish to use your Sat-Nav (NR35 1BN), but to help you... Leaving the town centre via Earsham Street, go towards the roundabout, and take the third road off the roundabout onto Trinity Street. Follow the road, bearing right onto Wharton Street. At the T-junction turn left onto Lower Olland Street. Turn right onto Bardolph Road and the property is located on the left hand side.

#### SETTING THE SCENE

The property is approached via a gated front garden with a hard standing footpath leading to the main entrance.

Composite entrance door to:

#### ENTRANCE PORCH

Tiled flooring, window to side x2, composite door to:

#### SITTING ROOM

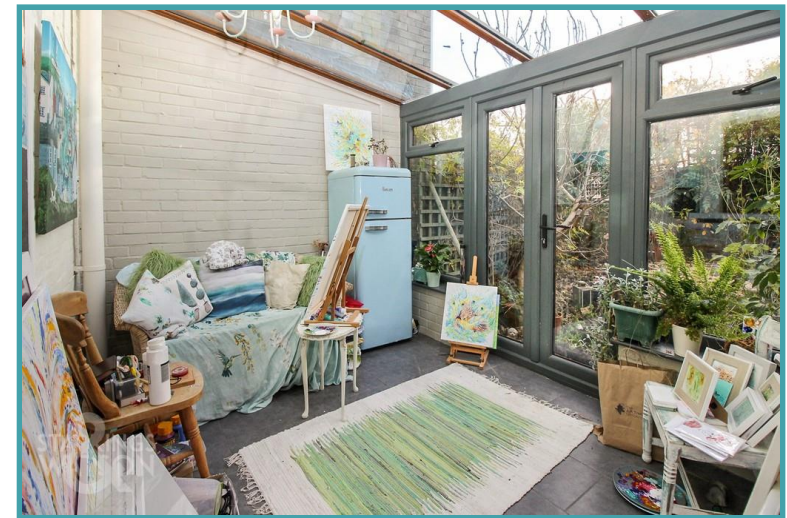
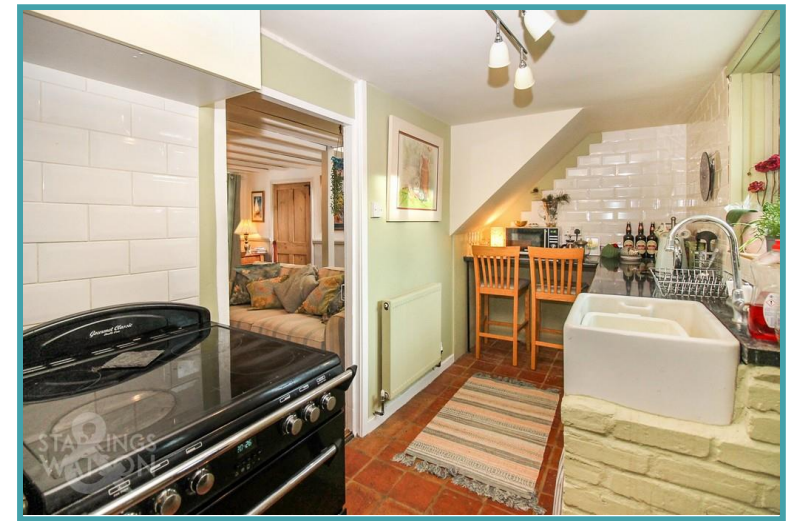
13' x 12' 6" (3.96m x 3.81m) Feature wood burner set within fire place with tiled hearth and wooden mantle over, tiled flooring, uPVC double glazed window to front x2, radiator, stairs to first floor landing with built-in storage cupboard, television and telephone points, ceiling beams, doors to:

#### KITCHEN

14' 11" x 5' 6" (4.55m x 1.68m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset ceramic sink, space for freestanding cooker, washing machine and fridge, tiled walls and flooring, uPVC double glazed window to rear, radiator, smooth ceiling, door to:

#### LOBBY

Tiled effect flooring, doors to:



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#### CLOAKROOM

Comprising low level W.C, window to side, radiator, tiled effect flooring, smooth ceiling.

#### FAMILY BATHROOM

Two piece suite comprising pedestal hand wash basin, freestanding bath with centralised mixer tap and shower attachment, tiled effect flooring, panelled walls, uPVC obscure double glazed window to rear, radiator, smooth ceiling.

#### GARDEN ROOM

10' 4" x 8' 7" (3.15m x 2.62m) Tiled flooring, radiator, uPVC double glazed windows and French doors to rear.

#### STAIRS TO FIRST FLOOR LANDING

Wood flooring, uPVC double glazed window to rear, doors to:

#### BEDROOM

9' 2" x 7' 6" (2.79m x 2.29m) Fitted carpet, radiator, built-in cupboard housing gas fired central heating boiler, uPVC double glazed window to rear, loft access hatch.

#### DOUBLE BEDROOM

13' x 10' 8" (3.96m x 3.25m) Feature cast iron fireplace, fitted carpet, radiator, built-in storage cupboards x2, uPVC double glazed window to front, smooth ceiling.

#### THE GREAT OUTDOORS

A rear courtyard garden can be found which is paved and shingled with mature shrubs, trees, storage shed and a gated rear access.

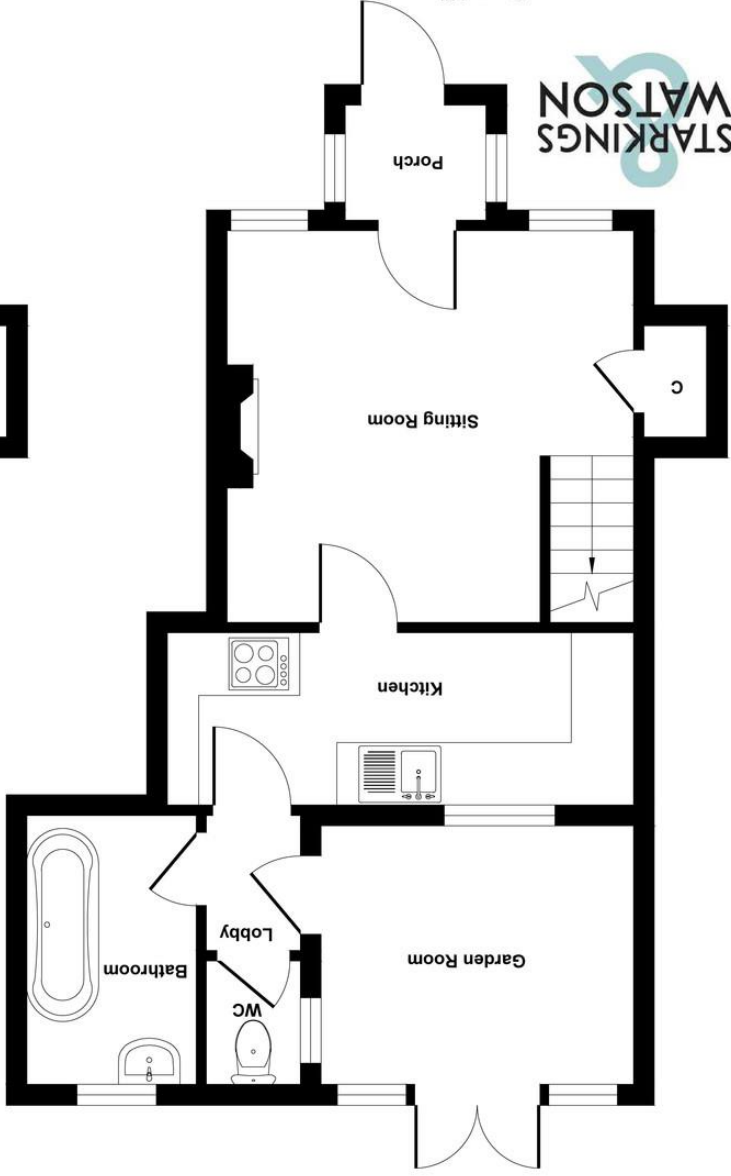
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Price:

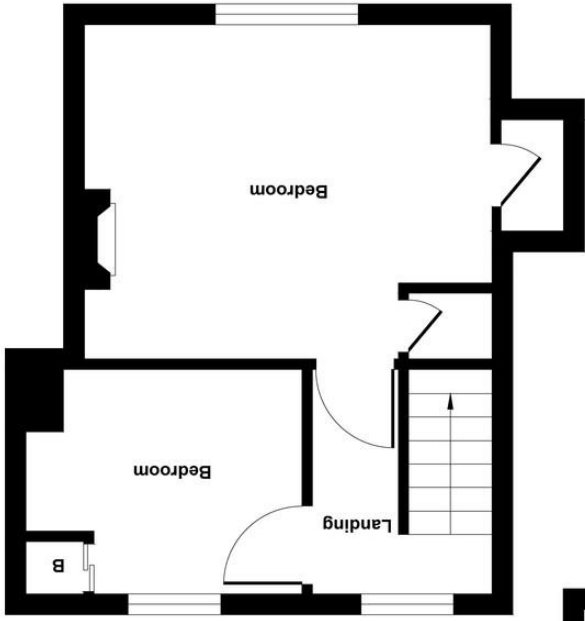


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Ground Floor  
Approximate Floor Area  
351 sq. ft.  
(32.60 sq. m)



First Floor  
Approximate Floor Area  
258 sq. ft.  
(23.96 sq. m)

Approx. Gross Internal Floor Area 609 sq. ft / 56.57 sq. m