



M
M

Bridge Street,
Loddon, Norfolk

M
M

**MUSKER
M^CINTYRE**
ESTATE AGENTS

Situated in the heart of Loddon you will find this three bedroom end-terrace cottage in need of modernisation but with bags of potential. Hidden behind is a garden twice the size of the original, with open views beyond and includes a 26' x 8' workshop outbuilding. Musker McIntyre are pleased to offer this opportunity as chain-free.

Accommodation comprises briefly:

- Open-Plan Sitting/Dining Room
- Kitchen
- Rear Porch
- Ground-Floor Bathroom
- Main Double Bedroom with Storage
- Two Further Double Bedrooms with Storage
- First-Floor WC
- Large Workshop
- Generous Garden



Property

Stepping from the pavement through the front door you are greeted by the spacious open-plan living area of the property, with dual aspect windows providing light. To the back of the room is a doorway into the galley kitchen, equipped with ample floor & wall storage space and worktop areas. Space can be found for a stand-alone cooker, tall fridge-freezer and various under-counter white goods. A large under-stairs cupboard and a cupboard with sliding doors to the rear of the room provide further handy storage. From the kitchen you can access the hallway and stairs, along with a door to the rear porch, which in turn gives access to the garden. To the very back of the ground-floor is the bathroom; fitted with bathtub and shower-over, toilet and wash basin with storage below. Taking the stairs up to the second-floor, you are greeted by a long landing that links to the three bedrooms and a WC. To the front of the house is the main bedroom; a generous double in size with the use of two built-in storage cupboards. The remaining two bedrooms are more of a standard double in size and also benefit from integrated storage. This property has UPVC double glazed windows and doors but is in need of modernisation and has some areas where work is required.







Outside

From the rear porch you step out on to a large paved patio area beside the house where the oil tank is also situated. Moving down the garden you reach a lawned area with timber fencing to your right and where a timber summer house can be found. Beyond this point the garden doubles in width due to additional land being purchased some time ago, forming a large expanse of lawn that leads down to a low fence at the bottom with open space beyond. A large pond and rockery sits centrally and backing on to the neighbours garden is a large workshop outbuilding.

Location

The cottage is located in the heart of Loddon which is a very popular village providing all schools, nurseries, shops, Post Office, Churches, medical centre & dentist, library, pubs and access to the Broads network. The house is close to many beautiful walks by the River Chet and the bird sanctuary of Hardley Flood. It is also within easy reach of the market towns of Beccles and Bungay which provide a fuller range of amenities. The Cathedral City of Norwich is about 20 mins drive to the North (there are regular direct bus routes) Norwich has a mainline train link to London Liverpool Street (1hr 54mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 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

Oil fired central heating. Mains electricity, water and drainage connected.
Energy Rating: E

Local Authority:

South Norfolk Council
Tax Band: B
Postcode: NR14 6EZ

What3Words: ///promising.amuse.runs

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: £255,000

****CHAIN FREE****

GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 1191 sq.ft. (110.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendors, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

To arrange a viewing, please call 01508 521110

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.

Platinum Trusted
Service Award
2023 feefo

A member of OnTheMarket.com



Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

Diss 01379 644822

Harleston 01379 882535

Halesworth 01986 888205

LODDON OFFICE
22 High Street
Loddon
Norfolk
NR14 6HY

Tel. 01508 521110

info@muskermcintyre.co.uk