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The Coach House,
Bungay, Suffolk

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ESTATE AGENTS

Halesworth - 9.1 miles
Beccles - 8.1 miles
Norwich - 15.4 miles
Southwold - 16.8 miles

An exciting and rare opportunity to purchase this attractive red brick former coach house, the building is superbly situated in the popular Town Centre of Bungay whilst enjoying a most discreet position. The property offers a wealth of opportunity boasting 454 sq.ft of space in its current form with the potential to explore a residential offering (stpp) and convert to a two storey building (4.1 metre current internal roof height). Externally the property has a full right of access over the shared entrance area from Broad Street. Further ground space may be available by separate negotiation.



Location

This superb opportunity is located in a discreet position whilst being footsteps from the town centre of Bungay. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool, gym and golf club. The Cathedral City of Norwich is approx 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distance. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.



Viewings

All viewings are strictly by appointment with the selling agents, Musker McIntyre Estate Agents & Financial Services. 01986 888160.

Services

No services connected
Energy Rating: N/A

Local Authority:

East Suffolk Council
Tax Band: N/A
Postcode: NR35 1EE

Tenure

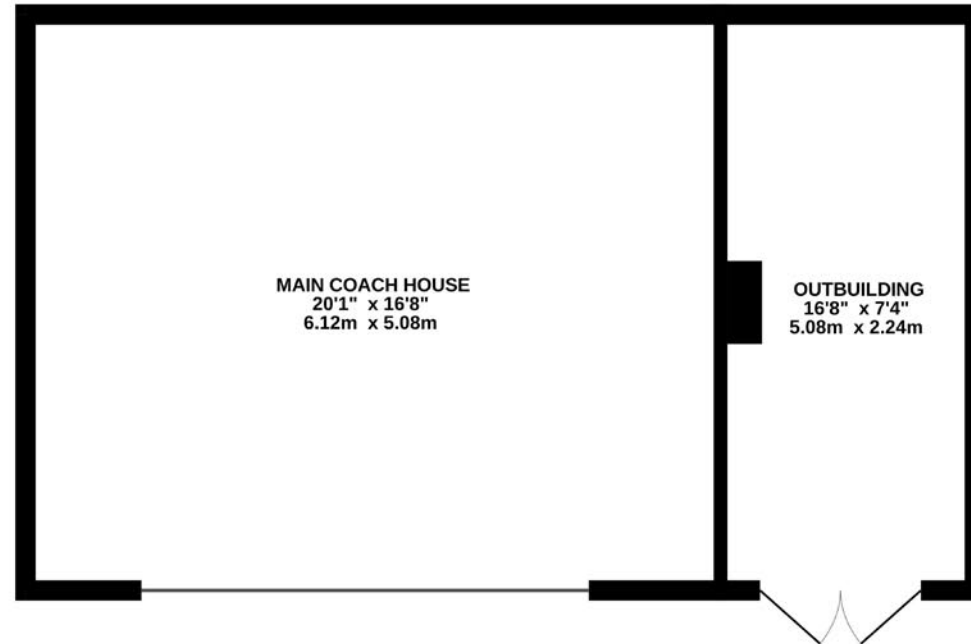
Vacant possession of the freehold will be given upon completion.

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: £65,000

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



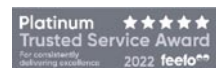
TOTAL FLOOR AREA: 454 sq.ft. (42.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

| | |
|------------|--------------|
| Beccles | 01502 710180 |
| Diss | 01379 644822 |
| Norwich | 01603 859343 |
| Harleston | 01379 882535 |
| Loddon | 01508 521110 |
| Halesworth | 01986 888205 |

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.



BUNGAY OFFICE
3 Earsham Street
Bungay
Suffolk
NR35 1AE
Tel. 01986 888160
bungay@muskermcintyre.co.uk