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*Broad Street,
Bungay, Suffolk.*

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**MUSKER
McINTYRE**
ESTATE AGENTS



Halesworth - 9.1 miles

Beccles - 8.1 miles

Norwich - 15.4 miles

Southwold - 16.8 miles

Formally two cottages we are delighted to offer for sale this surprisingly spacious three bedroom, end terrace cottage situated in the heart of the Market Town of Bungay. The property has been enjoyed by the current owners for over five decades and now presents a superb opportunity for a purchaser to breath new life into this quirky home. Internally the accommodations boasts two reception rooms, generous kitchen diner, three bedrooms, cellar, bathroom and separate w/c whilst outside we find a charming walled garden at the rear, the property is offered with No Onward Chain.

The Property comprises briefly:

- Living Room
- Sitting Room
- Kitchen/Diner
- Cloakroom
- Cellar
- Two Front Double Bedrooms
- Rear Smaller Double Bedroom
- Bathroom On Split Level
- Walled Rear Garden



The Property

Entering the property via the front door we are welcomed by the living room and instantly feel as though we have stepped back in time. This surprisingly spacious room enjoys a dual aspect which fills it with natural light whilst a gas feature fire offers a cosy focal point to the space. A door from here opens to the kitchen where the theme of space continues. The kitchen is fitted with a range of units providing storage with working space above whilst ample room is made for a kitchen table. A door opens to the main stairs case, whilst at the rear the lobby passes lavatory as we head out to the rear garden. At the opposite end of the kitchen a doorway leads to the second of the receptions rooms and a door opens to the cellar, which at a half level below ground provides a superb yet curious space currently serving as a utility and workshop area. At the from the main Sitting room boasts excellent proportions and a lobby has been formed where the front door for the second cottage would have originally been. On the opposite side of the fireplace a door opens to the second staircase. Returning to the kitchen we climb the main stairs to the first floor landing. The landing opens to the rear double and first of the well proportioned front double bedrooms. At the rear the bedroom looks onto the garden whilst the front bedroom enjoys a dual aspect looking along Broad Street. A door from here leads into the second front bedroom which again looks to the front aspect. A large cupboard is set above the lobby whilst a door opens to the staircase which returns to the sitting room. The bathroom is found off the staircase set over the cellar providing a quirky split level area of the house, the bathroom is of great proportions and currently house just the bath and gas boiler. This completes the accommodation.



Outside

Approaching the property from Broad Street we enter at the front via the front door directly from the foot path whilst to the side access leads to the entrance to the rear garden. The rear garden offers a delightful low maintenance space which is mainly hard landscaped and enclosed by an attractive brick wall. A raised brick bed is filled with a colour from a variety of perennial flowers. Access is granted for number 22 to cross the garden space.

Location

This charming home enjoys a central position located footsteps from the town centre of Bungay and the banks of the River Waveney. 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.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating. Mains water, electricity and drainage connected.

EPC Rating: TBA

Local Authority

East Suffolk Council

Tax Band: A

Postcode: NR35 1EE

Agents Note

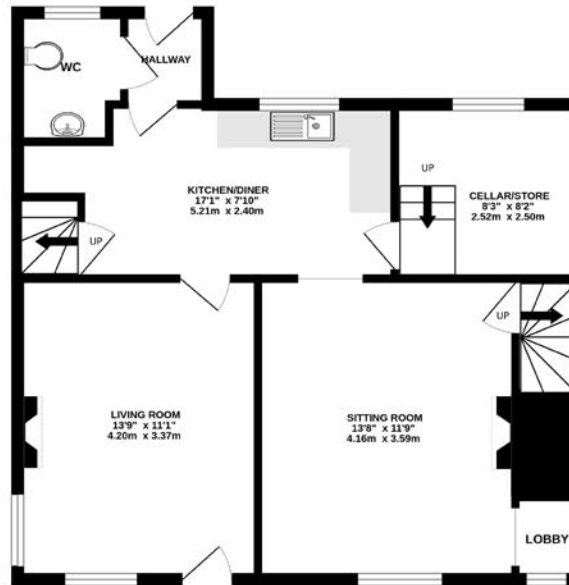
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

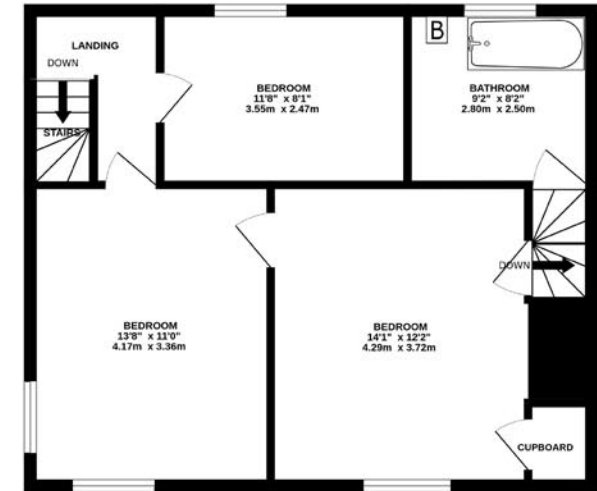
Vacant possession of the freehold will be given on completion.

Guide Price: £195,000

GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1125 sq.ft. (104.6 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:

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Halesworth	01986 888205



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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.