

STAITHE ROAD

Bungay NR35 1EJ

Leasehold | Energy Efficiency Rating : C

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

FOR SALE
PROPERTY



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STARKINGS
WATSON

- No Chain!
- Fantastic Two Storey Maisonette
- Open Plan Kitchen/Dining Room
- Adjacent Newly Installed Kitchen
- Communal Gardens with River Frontage
- Two Generous Bedrooms
- Just Under 1000 Sq. ft (stms)
- Allocated Parking & Visitor Parking

IN SUMMARY

NO CHAIN. A FULLY REFURBISHED MAISONETTE with its own PRIVATE ACCESS offering just under 1000 Sq. Ft (stms) of RECENTLY REFURBISHED ACCOMMODATION. With NEW CARPETS, painting/decorating, a FITTED KITCHEN added and a RE-MODELLED BATHROOM on the ground floor - with a FOUR PIECE SUITE. With its OWN PRIVATE ACCESS, there is a porch and hall on the ground floor, with access to the TWO DOUBLE BEDROOMS and the bathroom. Upstairs, the ENTERTAINING SPACE is OPEN PLAN with a sitting and dining area with an adjacent KITCHEN. To the outside COMMUNAL GARDENS and the ALLOCATED & VISITOR PARKING.

SETTING THE SCENE

From the communal car park which has one allocated parking space, a footpath leads to steps which taking you to the ground floor access to this property.

THE GRAND TOUR

Passing through the obscure glazed entrance door, there is a porch with plenty of space for coats and shoes storage, with enough space for some bespoke carpentry to store if required. Over the threshold, there is a fitted carpet underfoot which has been newly installed and continues into both of the ground floor bedrooms. One of the bedrooms has a window facing to front and a built-in double wardrobe, and the other facing to the rear courtyard. The bathroom has been remodelled meaning there is now a four piece suite including a bath, shower, hand-wash basin with storage cupboard under and a low-level WC with a hidden cistern. There are two built-in storage cupboards under the stairs which leads to the first floor entertaining space. At the top of the stairs, it opens to the dining area straight ahead with a window facing to rear. There are two further windows facing to front in the sitting area, wall and ceiling lighting. There is a built-in cupboard housing the hot water cylinder next to the kitchen. The newly installed kitchen has cabinets at base level with a wood effect work surface, built-in electric cooker, hob and extractor fan with space provided for a washing machine and fridge/freezer. This room has tiling as a splash-back, a window facing to rear and LED lighting.

THE GREAT OUTDOORS

Outside the property there are mature plantings, communal lawned gardens to side with bin storage, as well as communal courtyard gardens.



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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

Postcode : NR35 1EJ

What3Words : ///greeting.hills.aquatics

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

This is a leasehold property with a 999 year lease dating from 1987 on conversion, with approximately 963 years remaining. An annual ground rent and service charge combined is charged in the region of £1000 PA.

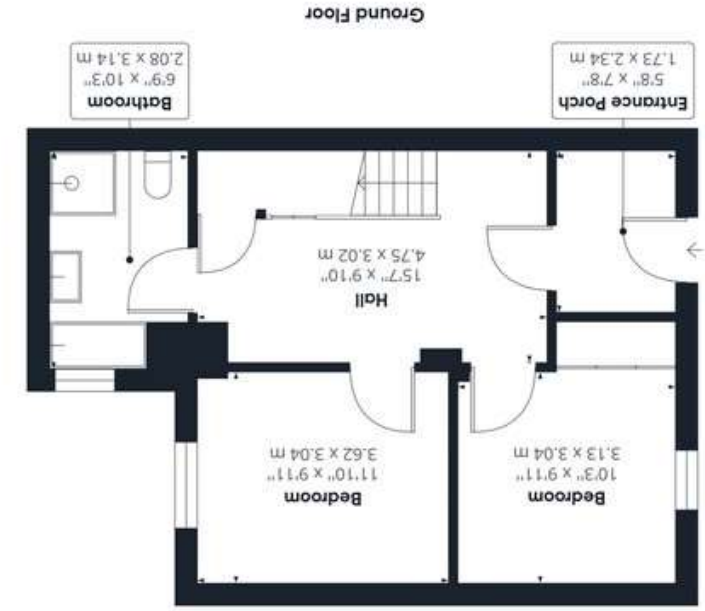
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Price:



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Approximate total area⁽¹⁾

985.75 ft²
91.58 m²

(1) Excluding balconies and terraces

GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.