



Throckmorton Road, Bungay - NR35 1JN



Throckmorton Road

Bungay

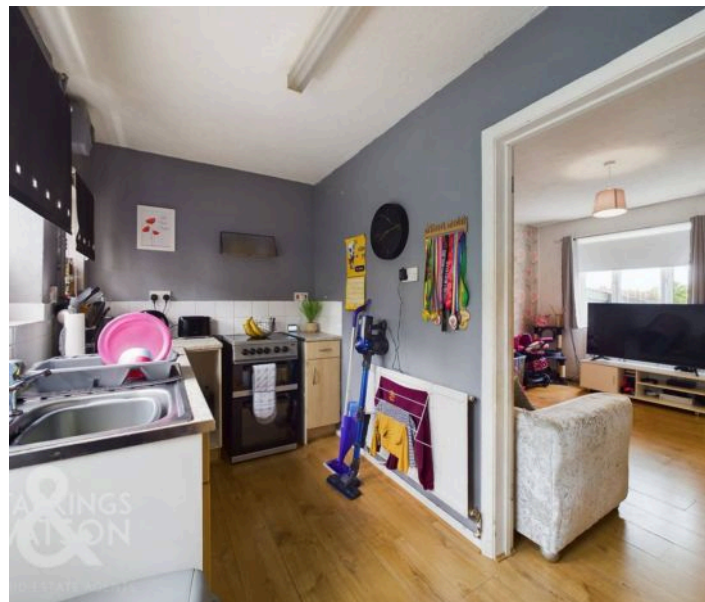
Situated on a CUL-DE-SAC within the market town of Bungay, with LOCAL AMENITIES close by, you will find this WELL PRESENTED TWO BEDROOM MID-TERRACE HOUSE. The property internally offers an entrance porch, main sitting room and kitchen/dining room to the rear on the ground floor. On the first floor off the landing there are TWO DOUBLE BEDROOMS with STORAGE and the family bathroom. Outside you will find a VERY GENEROUS LAWNED REAR GARDEN, as well as further private lawned gardens to the front. The property has uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- Mid-Terrace Home
- Easy Walking Distance to Town
- Sitting Room & Kitchen/Dining Room
- Two Double Bedrooms
- Generous Gardens to Front & Rear
- uPVC Double Glazing
- Perfect First Time Purchase
- Gas Fired Central Heating

The property is situated at the heart of the quaint market town of Bungay and an easy walk from the shops and amenities where you find 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 link to London.

SETTING THE SCENE

Approached from the roadside you'll find gated access and a lawned front garden with pathway leading to the main entrance door.

THE GRAND TOUR

Entering into a small entrance lobby providing access to the first floor landing, the lobby also leads to the main sitting room overlooking the front.



The sitting room also offers a built-in under-stairs cupboard and leads to the kitchen beyond. The kitchen provides ample cupboard storage with space for white goods and a free standing cooker, as well as access to the garden. Leading up to the first floor landing you will find two bedrooms and a family bathroom. The bedroom to the front offer built-in storage and two windows and the rear bedroom overlooks the garden offering built in storage also.

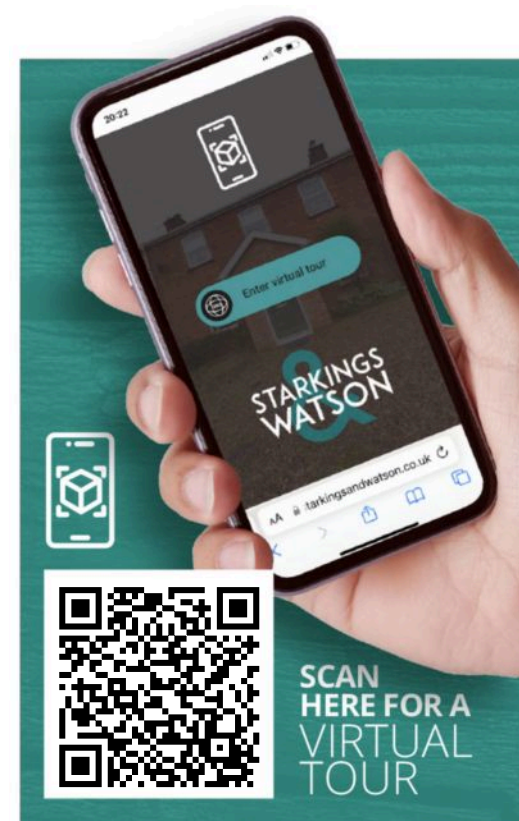
FIND US

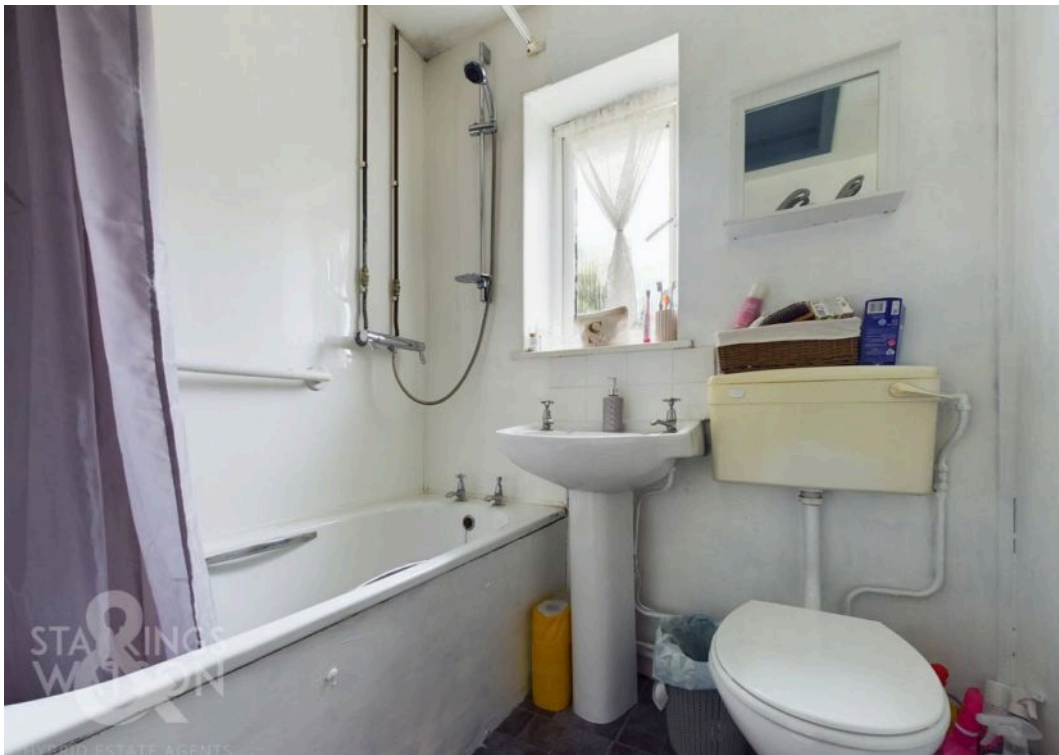
Postcode : NR35 1JN

What3Words : ///noting.declines.prettiest

VIRTUAL TOUR

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



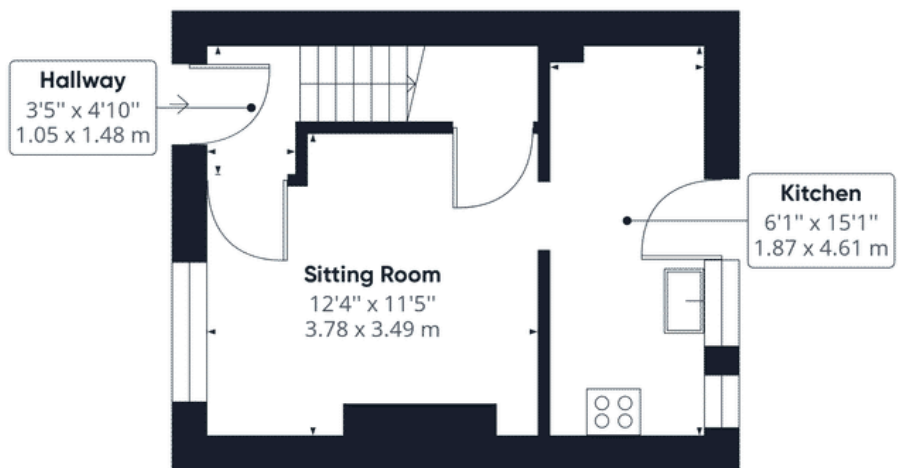




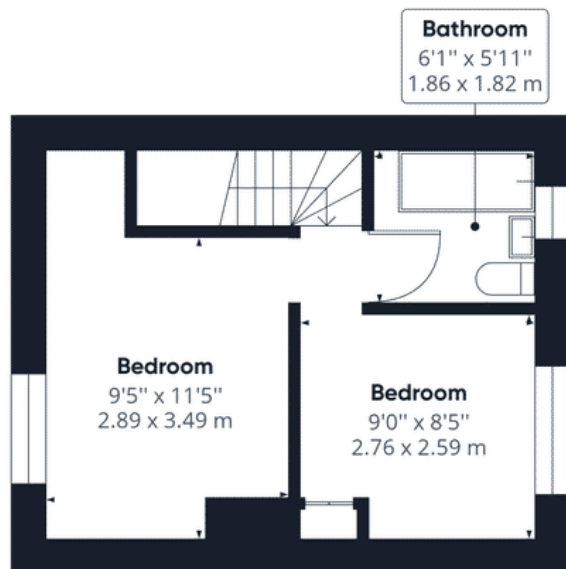
THE GREAT OUTDOORS

To the rear the generous lawned garden is the perfect space for all the family to enjoy with expansive lawns and paved patio area as well as hard standing area in which the childrens swing and climbing frame sits.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

508.54 ft²

47.25 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.