



Earsham Street, Bungay
NR35 1AF

Guide Price £185,000 Freehold

MaxwellBrown

Independent Property Agents

A pretty Grade 2 listed period cottage located on the edge of the Historic market town of Bungay yet within easy walking distance of the centre with a wide range of amenities. The cottage requires some improvement works and has accommodation including Lounge, fitted kitchen, utility room, well fitted shower room, 2 double bedrooms and en-suite WC. There is a small enclosed courtyard garden, parking and a garage to the rear. The property has gas fired central heating.



Earsham Street, Bungay

Panelled door to:

Entrance Hall:

Store cupboard and door to:

Lounge:

Adam style fireplace with brick hearth and wood burner, arched alcove with shelving, exposed beams, central pendant light and two windows to front.

Kitchen:

Fitted with a range of Maple fronted units with inset 1 1/2 bowl single drainer stainless steel sink unit with mixer tap. Worktops with cupboards and drawers under. Tall unit housing oven and warming drawer. A Range of eye level units, 4 burner gas hob with extractor hood over, tiled splashbacks, ceramic tiled floor, part glazed door and window to rear.

Utility Lobby:

Plumbing for automatic washing machine, gas fired combination boiler, vinyl flooring and part glazed door to rear.

Inner Hall:

Staircase to first floor and door to:

Shower Room:

Well fitted with a white suite comprising low level flushing WC with concealed cistern, wash hand basin and large P shaped, walk in shower with shower board and thermostatic shower over. Tiled splashback, vinyl flooring, window to side, heated towel rail and extractor fan.

First Floor Landing:

Radiator, smoke detector and doors to:

Bedroom 1:

Walk in wardrobe, radiator and two windows to front.

Bedroom 2:

Double built-in wardrobe with shelves and hanging space, window to rear, radiator and door to:

En-suite Cloakroom:

Fitted with a white suite comprising low level flushing WC and pedestal wash handbasin. Vinyl flooring and radiator.

Outside:

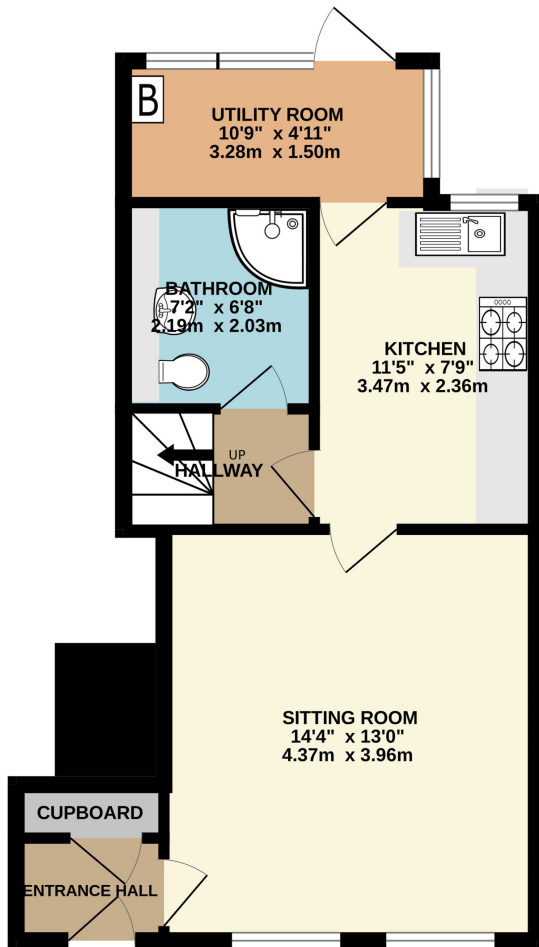
To the rear of the property there is a small paved courtyard enclosed by close board fencing with gate leading to singled parking space and single garage with up and over door.

Services:

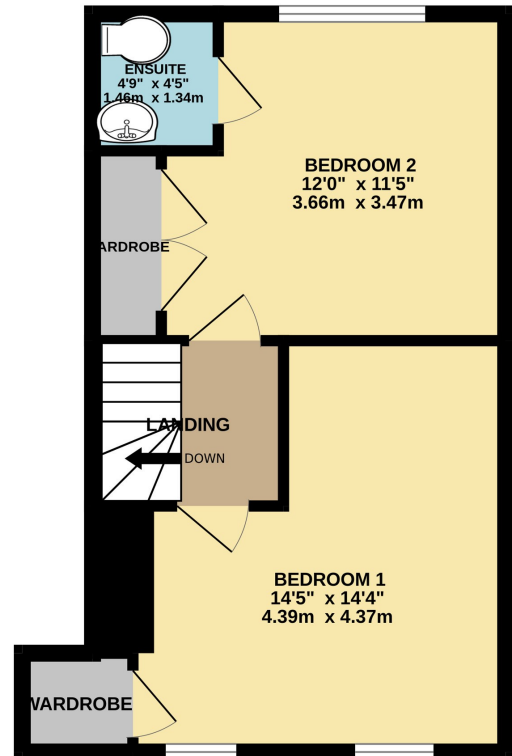
It is understood from the vendor that all mains services are connected to the property.



GROUND FLOOR
431 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 801 sq.ft. (74.4 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.
Made with Metropix ©2023





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

