

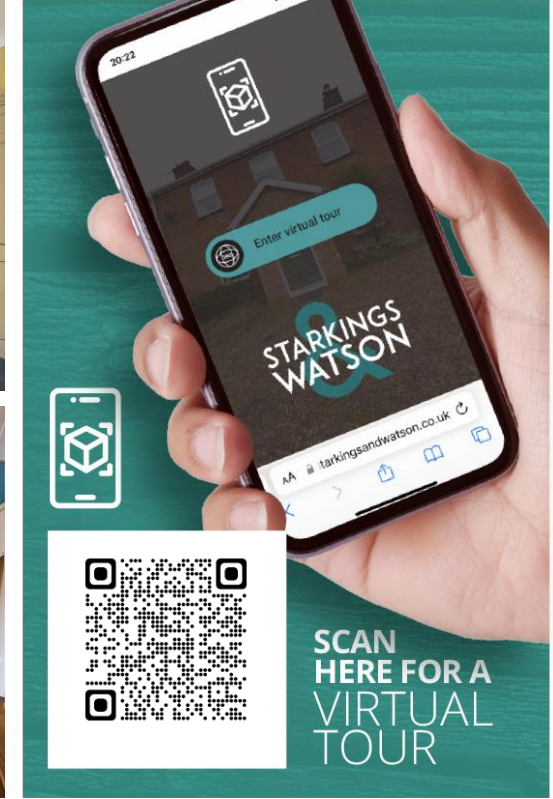
LOWER OLLAND STREET

# Bungay NR35 1BY

Freehold | Energy Efficiency Rating : N/A

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

# FOR SALE PROPERTY



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- No Chain!
- Grade II Listed Mid-Terrace Cottage
- Town Centre Location
- Two Receptions & Separate Kitchen
- Two Double Bedrooms & Study Room
- Bathroom & Downstairs Cloakroom
- Private Gardens to Rear
- Period Features Retained

### IN SUMMARY

NO CHAIN. This CHARACTERFUL GRADE II LISTED MID-TERRACE COTTAGE positioned within the HEART of BUNGAY offers more accommodation than expected - extending to almost 900 SQ. FT internally (stms) as well as PRIVATE REAR GARDENS. The cottage comprises an entrance lobby leading to the front sitting room with feature fireplace. There is a dining room beyond leading to the galley style kitchen with downstairs cloakroom in addition. On the first floor you will find TWO DOUBLE BEDROOMS and a THIRD STUDY ROOM as well as the family bathroom. Externally leading from the shared passageway to the rear there is a GENEROUS COURTYARD STYLE private garden. The property would suit a number of different purchasers whether that is as a first time purchase or a second home.

### SETTING THE SCENE

Approached from Lower Olland Street with main entrance door leading to a small entrance lobby at the front. To the side there is a secure passage shared with the neighbour leading to the rear and

another access via the kitchen.

### THE GRAND TOUR

Entering the cottage from the main entrance door to the front you will enter an entrance lobby with storage cupboard and space for coats and shoes. This opens into the main sitting room to the front offering built-in storage and an open fireplace. The dining room can be found beyond with stairs leading to the first floor landing. The kitchen is adjacent offering ample storage cupboards with rolled edge work surfaces over and space for a range of white goods. Past the kitchen is a small rear lobby with space for coats and shoes and door leading to the rear passage way. Off the lobby there is a downstairs W.C with counter top space and a wall mounted boiler. Leading up to the first floor landing you will find all rooms accessed from the landing and the loft hatch access. The main bedroom is found to the front with built-in storage. The family bathroom offers a separate bath and shower and adjacent there is a study/bedroom. To the rear you will find the other double bedroom overlooking the garden again with built in storage.

### THE GREAT OUTDOORS

Leading from the kitchen to the rear of the cottage there is a door out to the shared passage way which is hard standing and secure. There is a gate leading from the passage to the private hard standing courtyard style garden which is larger than expected. Within the courtyard garden there are various raised planted borders and mature shrubs as well as a timber built summer house. The rear garden is



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private and fully enclosed with timber fencing.

#### OUT & ABOUT

The property is situated at the heart of the quaint market town of Bungay, a short walk from the high street, 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.

#### FIND US

Postcode : NR35 1BY

What3Words : ///mandolin.vowed.remarried

#### VIRTUAL TOUR

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

#### AGENTS NOTE

Buyers are advised the property is Grade II Listed and has no off road parking. The passage to the side is shared with the neighbour initially which leads to the private rear garden beyond.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Price:



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**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.

⏏ Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

**Approximate total area<sup>(1)</sup>**

873.38 ft<sup>2</sup>  
81.14 m<sup>2</sup>

**Reduced headroom**

14.57 ft<sup>2</sup>  
1.35 m<sup>2</sup>

**Ground Floor**

Sitting Room  
149" x 98"  
4.50 x 2.95 m

Dining Room  
91" x 125"  
3.04 x 3.81 m

Kitchen  
123" x 611"  
3.76 x 2.13 m

WC  
6'11" x 6'7"  
2.12 x 2.02 m

