

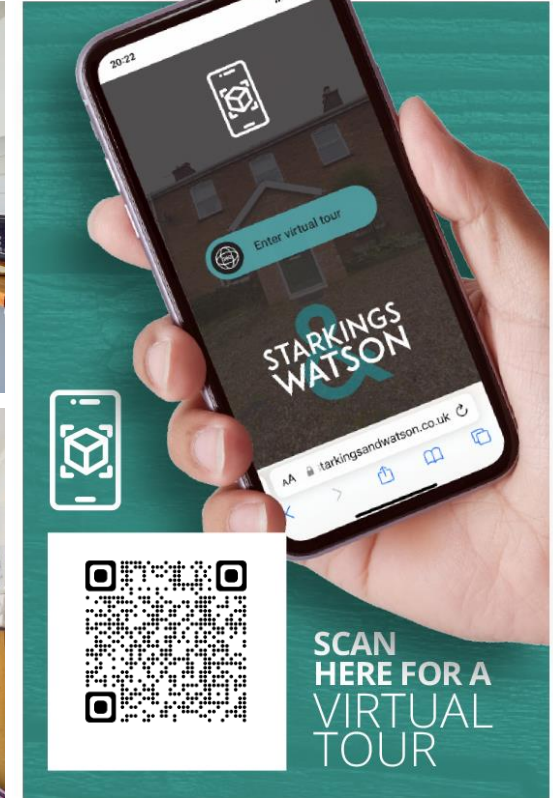
LOWER OLLAND STREET

Bungay, Suffolk NR35 1BX

Freehold | Energy Efficiency Rating : D

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

FOR SALE PROPERTY



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STARKINGS & WATSON

- Semi-Detached Cottage
- Town Centre Location
- Presented In Immaculate Order
- Sitting Room With Woodburner
- Kitchen/Diner & Utility Space
- Two Ample Bedrooms
- Private, Sunny Rear Garden
- Ideal First Time Purchase

IN SUMMARY

Located in the HEART OF BUNGAY TOWN CENTRE on Lower Olland Street you will find this period cottage which benefits from being recently refurbished and is presented in EXCELLENT ORDER. The cottage offers a SUNNY and PRIVATE REAR GARDEN as well as porch entrance / utility to the side, ground floor bathroom, SUNNY KITCHEN/DINER to the rear with modern range of units, separate sitting room with brick fireplace housing a WOODBURNER completing the ground floor. On the first floor there are TWO AMPLE BEDROOMS. The cottage has the benefit of replaced uPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING alongside features such as exposed brick walls, in-keeping tiled flooring and modern integrated kitchen. The cottage would make an ideal FIRST TIME PURCHASE or BUY TO LET / holiday home.

SETTING THE SCENE

Approached via Lower Olland Street there is a main entrance door to the front leading into the sitting room as well as side gated access leading to the rear garden and a further access door to the cottage to

the side. Parking can be found either on road opposite or in the public car park on Lower Olland Street.

THE GRAND TOUR

Entering the cottage from the side approached you will find a porch/utility room with space and plumbing for a washing machine. The modern bathroom can be found adjacent with a corner bath and shower over. The porch leads into the kitchen/diner with sunny aspect to the rear garden with built in shutters on the two windows. The modern kitchen features plenty of cupboard space and wood worktops over with integrated eye level oven and microwave as well as gas hob and integrated fridge and freezer and space for the dining table. There is a modern tiled flooring flowing through to the sitting room which offers built in understairs storage and brick built fireplace housing a woodburner and exposed brick walls. There is access to the front onto Lower Olland street and stairs leading to the first floor landing. Heading upstairs there is a sunny bedroom to the rear with loft hatch access and to the front there is a double room with shutters to the front window and plenty of space for wardrobes.

THE GREAT OUTDOORS

The private rear garden is fully landscaped with paving ideal for outside entertaining. The garden is enclosed with fencing and brick walls and features a timber shed with covered veranda as well as bisected access for the neighbouring cottage.



To arrange an accompanied viewing please call our Bungay Office on **01986 490590**



OUT & ABOUT

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 benefits from a mainline link to London.

FIND US

Postcode : NR35 1BX

What3Words : ///yield.lively.spinning

VIRTUAL TOUR

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

AGENTS NOTE

The property has a bisected right of access to the rear garden for the neighbour to access their rear garden.

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

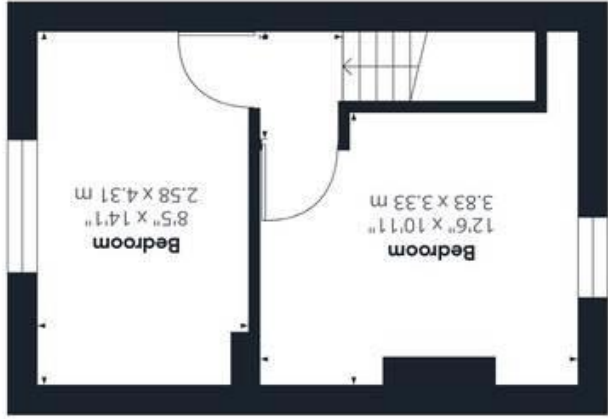
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area^m
635.06 ft²
59 m²

HYBRID ESTATE AGENTS
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Floor 1



Ground Floor

