



MM

*Bridge Street,  
Loddon, Norfolk*

MONEY  
COTTAGE

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MUSKER M'INTYRE  
ESTATE AGENTS & FINANCIAL SERVICES  
FOR SALE  
01508 521110  
www.muskermcintyre.co.uk

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ESTATE AGENTS



Conveniently located in the heart of Loddon, close to amenities and access to the River Chet, Musker McIntyre are pleased to offer CHAIN FREE this delightful two bedroom end-terrace cottage for sale. The property has been modernised throughout (including new boiler installed May 2024) but retains all of it's character and charm, with two bedrooms, kitchen/breakfast room and facilities on both floors, this property boasts a neat rear courtyard garden with brick shed and off-road parking.

**Accommodation comprises briefly:**

- Sitting Room with Fireplace
- Kitchen/Breakfast Room
- Utility Space
- New Ground-Floor Shower Room
- Rear Lobby/Porch
- Main Double Bedroom
- Generous Single Bedroom
- First-Floor WC
- Rear Courtyard and Shed with Power/Light
- Off-Road Parking



**Property**

Pushing the front door aside you step into the sitting room of the cottage with stairs immediately in front of you. With new Karndean flooring and a fireplace with electric fire as the main focal point of the room. To the back, an opening leads into the kitchen/breakfast room. Here you will find ample worktop and kitchen unit storage space to either end of the room, with space to fit a small dining set towards the middle. A stainless steel sink and a cooker with hob can be found to the right and within the units on the left wall is space for a tall fridge-freezer. A bi-folding door opens into a small utility space that provides a handy spot to fit a washing machine. From here a door to the rear opens into the newly fitted ground floor shower room, which is equipped with shower cubicle, toilet and wash basin with cabinet under. Also accessed from the utility space is a UPVC rear lobby/porch which acts as a useful boot room. Moving upstairs, to the front aspect is the main bedroom; a generous double in size with wooden floors and a feature fireplace at it's heart. To the rear is a second bedroom with wooden floors, and a separate WC providing facilities to the first-floor. The cottage has been recently painted externally with new front and rear doors, and the ceilings throughout the property have been skimmed to a smooth and level finish.





### Outside

The front door opens on to the pavement of Bridge Street and to the right hand side of the property iron gates push open to provide access to the driveway. Here you will find space to park two vehicles in tandem. The shingle driveway widens to form the neat rear garden space behind the cottage, with paved seating area and brick shed to the rear boundary. The shed is equipped with power/light and has been used as a compact office space in the past.

### Location

The cottage is located in the heart of Loddon which is a very popular village providing all schools, nurseries, shops, Post Office, Churches, medical centre & dentist, library, pubs and access to the Broads network. The house is close to many beautiful walks by the River Chet and the bird sanctuary of Hardley Flood. It is also within easy reach of the market towns of Beccles and Bungay which provide a fuller range of amenities. The Cathedral City of Norwich is about 20 mins drive to the North (there are regular direct bus routes) Norwich has a mainline train link to London Liverpool Street (1hr 54mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 20 miles away.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Gas central heating - NEW BOILER fitted May 2024. All mains connected.

Energy Rating: D

## Local Authority:

South Norfolk Council

Tax Band: A

Postcode: NR14 6EZ

What3Words: ///saddens.early.expectant

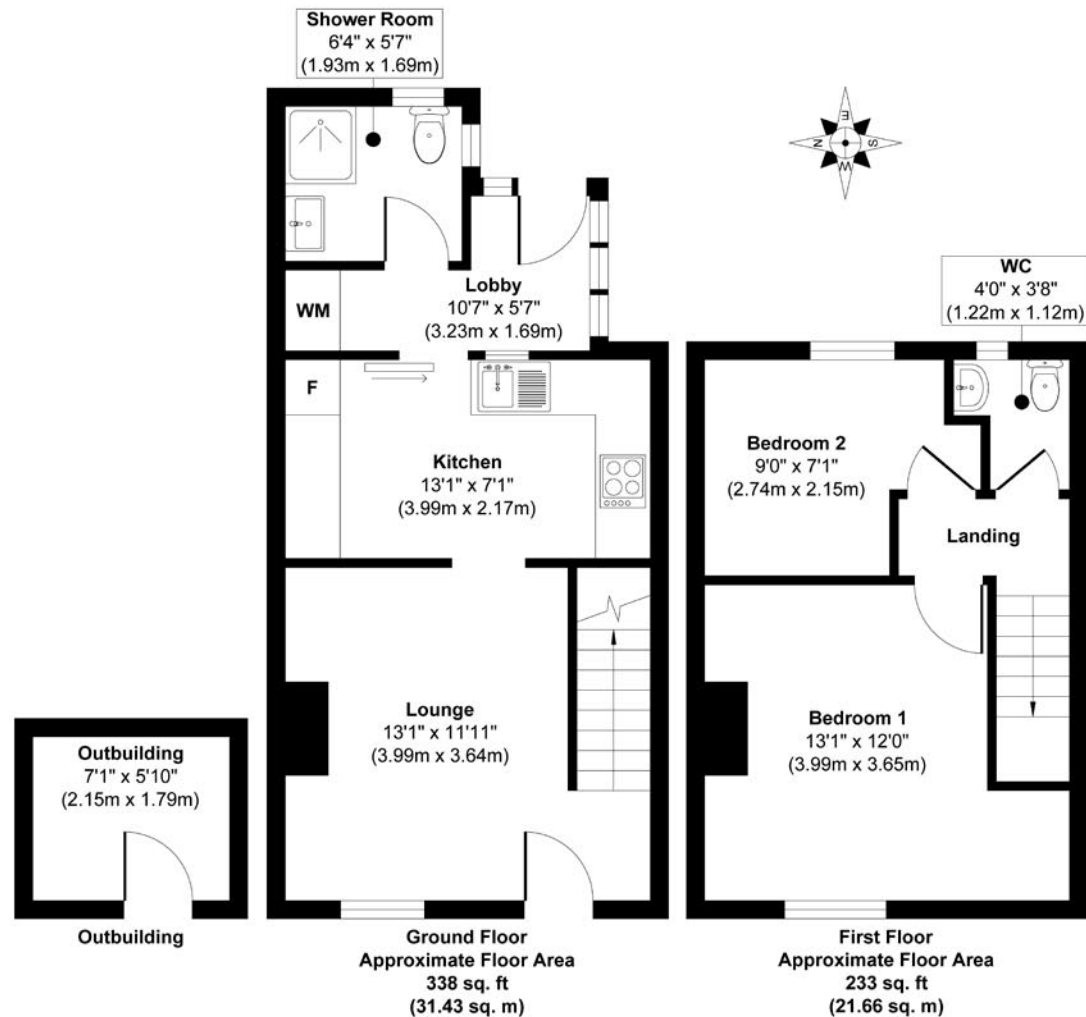
## Tenure

Vacant possession of the freehold will be given upon completion.

## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**O.I.E.O: £210,000**



**Approx. Gross Internal Floor Area 571 sq. ft / 53.09 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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LODDON OFFICE

22 High Street

Loddon

Norfolk

NR14 6AH

Tel. 01508 521110

[info@muskermcintyre.co.uk](mailto:info@muskermcintyre.co.uk)