

MOUNTBATTEN ROAD

# Bungay NR35 1PP

Freehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY

A hand holding a smartphone displaying the Starkings & Watson virtual tour app interface. The screen shows a QR code, a button labeled 'Enter virtual tour', and the company logo. The URL 'starkingsandwatson.co.uk' is visible at the bottom of the screen.

QR Code to be added when available.

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- No Chain!
- End of Terrace Home
- Quiet Cul-De-Sac Location
- Open Field Views to Side
- Three Ample Bedrooms
- Private Rear Gardens
- EnBloc Garage with Off Road Parking
- Newly Fitted gas Boiler & uPVC Glazing

### IN SUMMARY

NO CHAIN! Located tucked up the end of a SMALL AND QUIET CUL-DE-SAC with OPEN FIELD VIEWS to the side you will find this END OF TERRACE home. The property is offered with no chain having previously been a successful rental property. The house is a blank canvas and could do with some updating but offers an excellent option for either FIRST TIME BUYERS or BUY TO LET INVESTORS. Inside you will find a porch entrance, main sitting room and kitchen / dining area on the ground floor with THREE BEDROOMS and a bathroom on the first floor. Externally there are private and sunny rear gardens as well as parking to the front and an en-bloc garage with another parking space in front. You will find uPVC double glazing and gas fired central heating with a recently fitted boiler.

### SETTING THE SCENE

Tucked up the end of the small cul-de-sac, to the front of the house there is a small garden with trees and shrubs as well as lawns. There is a path that leads to the front door and continues to provide side access to

the rear garden. A parking space is also found off road to the front whilst a second parking space is set to the front of the en-block garage at the end of the terrace row.

### THE GRAND TOUR

Stepping inside the property via the front door there is an entrance porch leading into the hallway with stairs to the first floor landing. A door opens to the sitting room which is flooded with light with an under stairs cupboard providing plenty of storage. From the sitting room there is a door into the generous kitchen / dining room. There is space for a dining table as well as access onto the rear garden via French doors. In the kitchen a range of wall and base units provide excellent storage and working space. A fitted oven and gas hob feature whilst space is made for our kitchen appliances. The gas is wall mounted. Heading up to the first floor landing you will find three bedrooms and a family bathroom. To the rear of the house there is a generous double bedroom and comfortable single bedroom looking over the rear gardens whilst to the front of the property is the main double bedroom. Completing the accommodation is the family bathroom which is fitted with a modern white suite comprising a bath, wash basin and w/c.

### THE GREAT OUTDOORS

Found to the rear accessed via the doors in the kitchen, the rear garden enjoys a south aspect. You will find a large patio initially with the main part of the garden laid to lawn and is enclosed by timber fencing. The garden also offers a range of mature trees and



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shrubs and planted borders with field views to the side. There is a side access leading to the front of the house.

#### 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 also benefits from a mainline link to London.

#### FIND US

Postcode : NR35 1PP

What3Words : ///glides.pointed.realm

#### VIRTUAL TOUR

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

**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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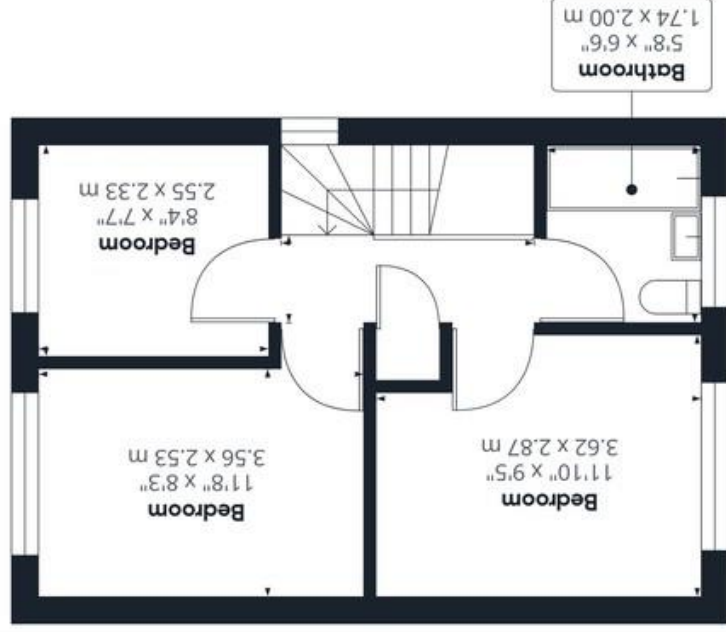
GIRAFFE 360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 755.78 ft<sup>2</sup>  
 70.21 m<sup>2</sup>



Floor 1



Ground Floor

