

# 9 Loddon Road

Ditchingham | OIRO £215,000

# DURRANTS

SINCE 1853





A charming three-bedroom mid terraced home located in a tucked away position close to the popular town of Bungay.

You enter the property into a porch, the bathroom is situated to the left and the entrance to the kitchen on your right. The kitchen has a range of base units, exposed beams and large storage cupboard and pantry. The kitchen then leads through to the sitting room which enjoys views over the rear garden. A door leads to the rear hall which offers access to the rear garden and also has the stairs leading to the first floor landing.

Upstairs offers three bedrooms, all located off the landing ensuring privacy for each room.

Stepping outside you will discover a delightful enclosed rear garden, perfect for relaxing or entertaining.

There is 1 allocated parking space and a brick built shed at the front of

the property.

### SERVICES

All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

### VIEWING

Strictly by appointment with the agent's Beccles Office.

### LOCAL AUTHORITY

South Norfolk Council



### FLOOR PLAN



PLEASE RECYCLE

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

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