



Cannell Road,
Loddon, Norfolk



**MUSKER
M^CINTYRE**
ESTATE AGENTS

Norwich – 11.5 miles

Beccles – 7.5 miles

Bungay – 6.9 miles

Situated on a quiet close off Cannell Road located on the edge of the popular town of Loddon, you will find this detached bungalow for sale. Features include; two double bedrooms, sitting room, kitchen, bathroom, garage with off-road parking and private rear garden. In need of some cosmetic updating this bungalow would make a lovely home for the incoming purchaser.

Accommodation comprises briefly:

- Hallway
- Sitting/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Garage & Off-Road Parking
- Private Rear Garden



Property

Pushing aside the front door you find yourself in the hallway that provides access to the two double bedrooms on your left and leading round to the right giving access to the sitting/dining room, kitchen and bathroom. The living area provides ample space to function as a sitting/dining room, with a brick fireplace with gas fire as the main focal point. The room is dual aspect allowing the natural light in and giving views over the rear garden and a door leads out. The kitchen is equipped with both wall mounted and base units, plenty of worktop space with a stainless steel sink and drainer, and space is provided for a cooker, washing machine and a tall fridge-freezer. The bathroom is fitted with a three piece suite comprising bath with shower over, WC and hand wash basin. The master bedroom is to the rear with views over the garden, while the second double bedroom is to the front aspect. UPVC windows and doors with double glazing are fitted throughout and the boiler has been recently replaced (approx. 3 years old).



Outside

The property is approached via a concrete driveway with room for two vehicles and a pathway bordered with small bushes, shrubs and plants leads to the front door. The garage is adjoined to the neighbours and is fitted with up-and-over door to the front and has power/electricity. Between the garage and the property, a wrought iron gate gives access to the rear garden. The garden is laid to lawn with a pathway running the length of the bungalow. High timber fencing along with the tall trees and bushes to the rear offer privacy.

Location

The property is located just a short walk from the centre of the village. Loddon provides all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, veterinary practice, pharmacy, local gym, hairdressers, beauty salon, 3 pubs, a café and take-out options. There is access to the Broads Network via Loddon Staithe and the River Chet, along which there are some lovely walks. 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 and has a mainline train link to London Liverpool Street (1hr 51mins). 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 fired central heating (boiler approx. 3 years old). Mains gas, electricity, water and drainage connected.
Energy Rating: TBC

Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR14 6DW

What3Words: ///chat.marsh.incurs

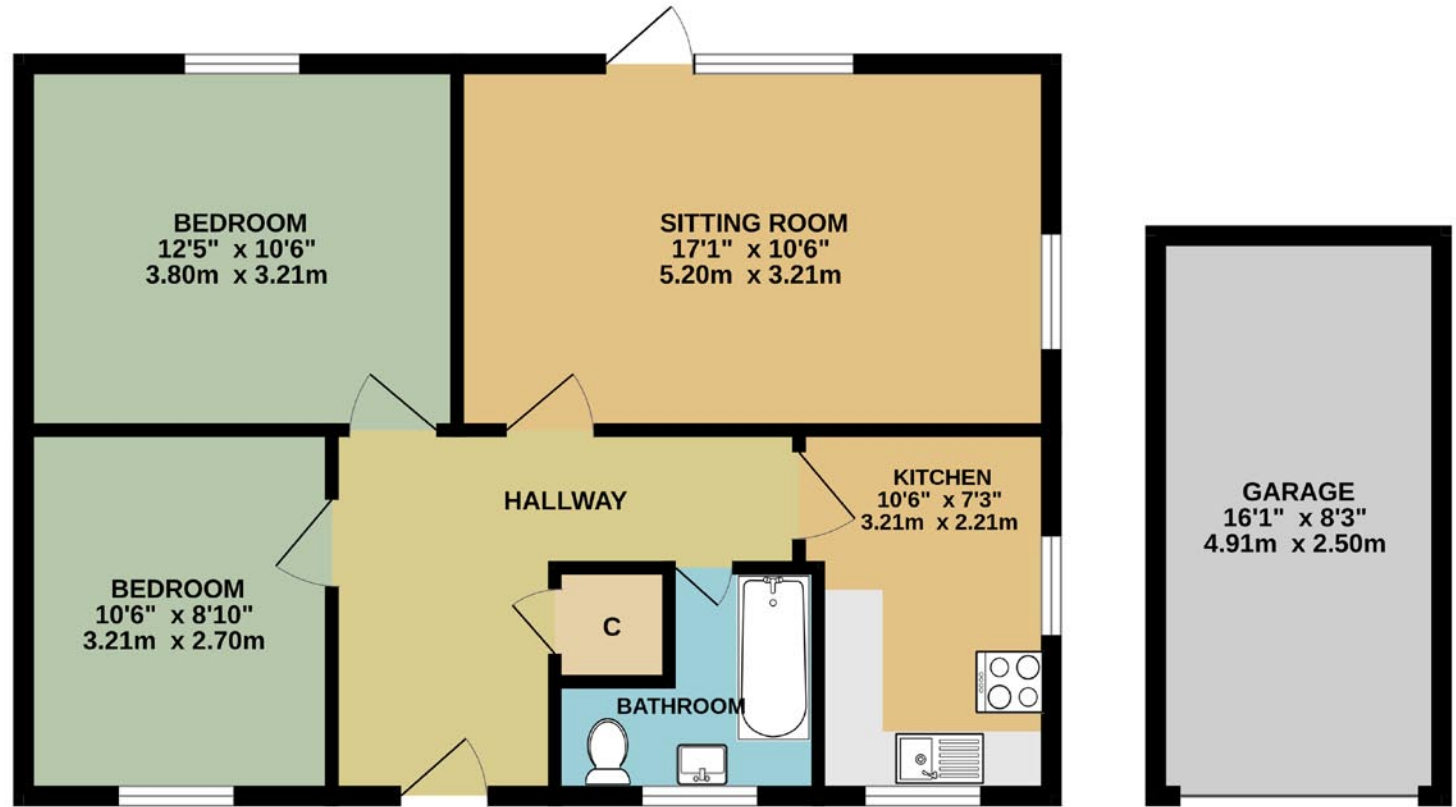
Tenure

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.

Guide Price: £235,000



TOTAL FLOOR AREA : 753 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

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Halesworth 01986 888205

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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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