



Orchids Close, Bungay



Orchids Close

Bungay

Sold via Secure Sale online bidding. Terms & Conditions apply. NO CHAIN. This DETACHED BUNGALOW set within a quiet CUL-DE-SAC on the outskirts of the market town of BUNGAY offers purchasers with an opportunity to purchase a substantial detached bungalow in need of modernisation. The property offers internal accommodation to include a central hallway, THREE AMPLE BEDROOMS, family bathroom, main SITTING/DINING ROOM and large separate kitchen. In addition there is an extended conservatory to the rear. Externally you will find a pleasant and PRIVATE rear GARDEN offering more space than you might expect to find, as well as hard standing DRIVEWAY PARKING in front of the DETACHED SINGLE GARAGE. There is also gas fired CENTRAL HEATING.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Onward Chain
 - Sold via Secure Sale Online Bidding
 - Immediate Exchange of Contracts Available
 - Detached Bungalow
 - Quiet Cul-de-Sac Location
 - Sitting/Dining Room & Separate Kitchen
 - Three Ample Bedrooms
 - Private Rear Gardens, Driveway & Detached Garage
- The property is situated within a small and quiet cul-de-sac on the edge 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.

SETTING THE SCENE

Approached via the cul-de-sac you will find front gardens with a pathway leading to the main entrance door to the front which is partially covered. To the side there is a detached single garage with up and over door as well as driveway parking in front for 1 vehicle.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a hallway with storage. The hallway leads to three ample bedrooms at the front of the bungalow with the bathroom found next. The bathroom offers a bath with shower over, W.C and hand wash basin. To the rear of the bungalow is the L-shaped main reception room with feature fireplace, access to the conservatory and the kitchen. The conservatory opens onto the garden and the driveway to the side. The kitchen features a range of wall and base units with space for all white goods including free standing oven.

FIND US

Postcode : NR35 1LL

What3Words : ///salary.battle.angry

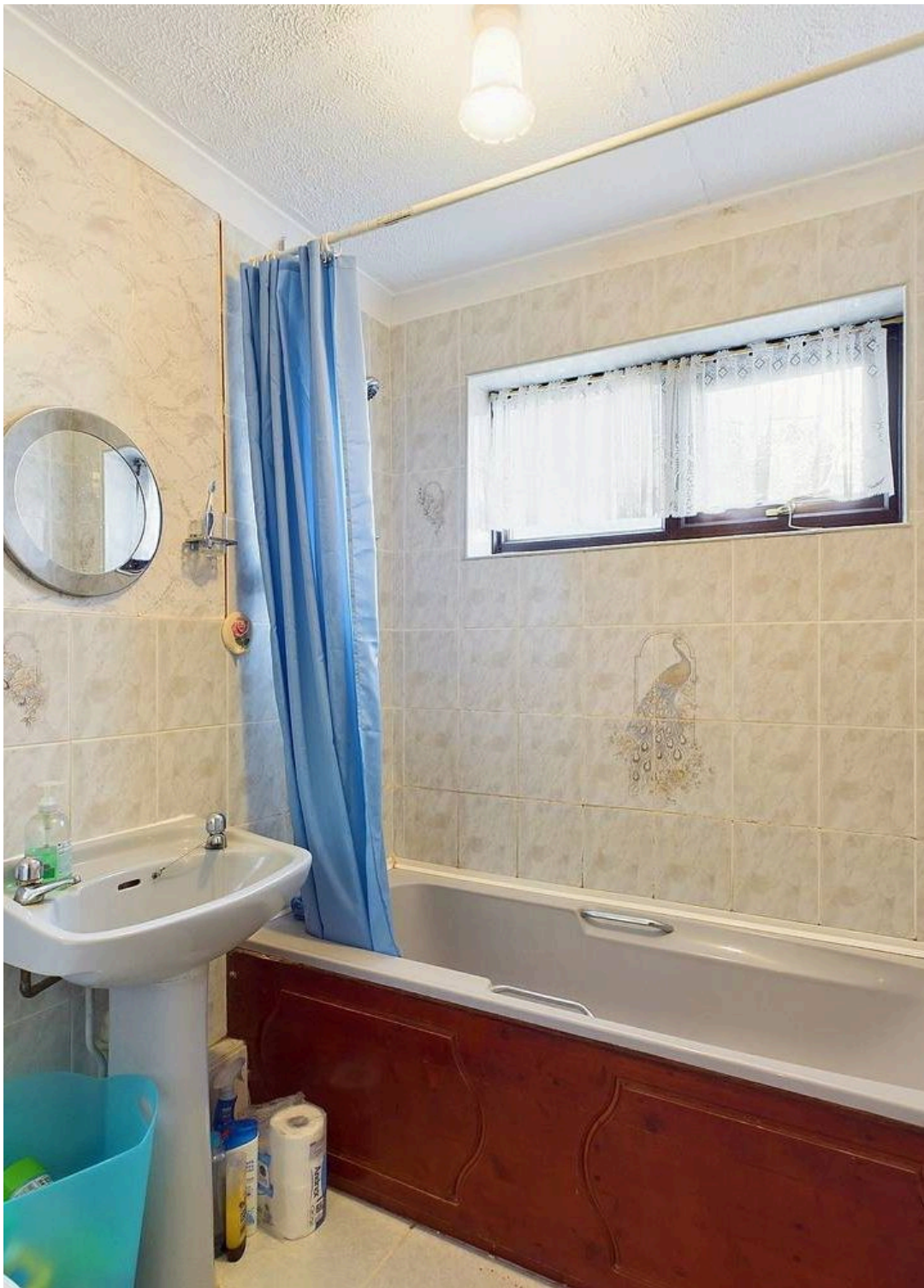
VIRTUAL TOUR

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

AGENTS NOTE & AUCTION DETAILS

- Buyers advised the property is to be sold via a secure online bidding process. Below you will find the Auctioneers Comments with Tc's and C's.
- Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.





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- This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.
- The property is available to be viewed strictly by appointment only via the Marketing Agent. Bids can be made via the Marketing Agents or via The Auctioneers website.
- Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.
- The property is being sold via a transparent online auction.
- In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
- Our verification process is in place to ensure that AML procedures are carried out in accordance with the law.
- A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall Purchase costs.





Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

THE GREAT OUTDOORS

The rear garden is private and mainly laid to lawn with a large paved terrace leading from the conservatory. You will find mature trees and shrubs as well as a timber shed and timber fencing enclosing the garden.

Garage

Single detached garage

Driveway

1 Parking Space

Space for 1 car off road

A hand holding a smartphone displaying a virtual tour app interface. The screen shows a house icon, a globe icon, and the text "Enter virtual tour" and "STARKINGS WATSON". The browser address bar shows "starkingsandwatson.co.uk".
A QR code is located in the bottom left corner of the app interface.

SCAN
HERE FOR A
VIRTUAL
TOUR



Approximate total area⁽¹⁾

835.05 ft²
77.58 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

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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.