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Earsham Street,
Bungay, Suffolk

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**MUSKER
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ESTATE AGENTS

Beccles - 6.7 Miles

Norwich City - 15.4 Miles

Southwold & The Coast - 16.2 miles

Live, work & play! An exciting opportunity to acquire this deceptively spacious **THREE DOUBLE BEDROOM** town house with the added benefit of **RETAIL FRONTAGE**, situated within the centre of the community on Bungay's ever popular Earsham Street. The property formerly run as 'The Front Room' coffee house and bakery presents a fantastic opportunity to combine life & work in this charming Suffolk Grey Brick property in the heart of the Waveney Valley.

Accommodation comprises briefly:

- Shop Frontage Retail Area
- Inner Lobby
- Sitting Room
- Kitchen
- Two Double First Floor Bedrooms
- Family Bathroom
- Second Floor Double Bedroom
- Courtyard Garden



Property

We enter the front of the property via the shop door leading into the current retail area, with wooden flooring, full height display window and fitted counters, A charming safe is sucken into the wall. A door leads into the lobby with stairs leading to the first floor, under stairs storage and an opening to the sitting room which enjoys a window overlooking the rear courtyard garden and impressive open fireplace. The kitchen leads from the sitting room and is fitted with a free standing alluminium counter and matching double sink and drainer units, the kitchen space could be returned to a domestic kitchen and provides a superb space to do so. A door from here leads to the garden. From the first floor landing we find two generous double bedrooms and the family bathroom. The bathroom has a fitted white suite comprising of bath with shower over, wash hand basin and a low level w/c, the airing cupboard houses the gas fired boiler. From the landing stairs rise again to the second floor with a top step landing area leading to the third double bedroom. Whilst having been adapted for part retail use the current owners have been sympathetic in retaining the original features and charm of the house providing a versatile, well appointed home and working space.



Outside

The rear garden has access that leads from the kitchen. From outside the garden is accessed via a path from Chaucer Street. The garden has been fully laid to paving and and is enclosed by timber fencing providing a compact but delightful courtyard area. The property is positioned just footsteps from the open green space that surrounds the Waveney Valley and Castle grounds.

Location

This property is in the heart of the market town of Bungay on the vibrant, well renowned retail area of Earsham Street. The town offers a good range of all the necessary amenities and shops, schools, bars, public houses and restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 mins drive to the North and can be accessed via an hourly weekday bus service. The city has a mainline train link to London Liverpool Street (1hr 54mins) and international airport. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance 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

All mains connected. Gas fired central heating and hot water.

Energy Rating: TBA

Local Authority:

East Suffolk Council

Tax Band: A

Postcode: NR35 1AQ

What3Words: ///servicing.sweetener.widest

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.

Offers In Excess Of: £180,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Halesworth 01986 888205

Harleston 01379 882535

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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