

MM



*Nethergate Street,
Bungay, Suffolk*

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**MUSKER
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ESTATE AGENTS

A superbly situated, red brick cottage, positioned on this quiet road just a few steps from the centre of town. The property is in need of some cosmetic updating but boasts modern double-glazed windows throughout and an oil-fired central heating system. Internally, the accommodation boasts a sitting room, kitchen/breakfast room, two double bedrooms and a bathroom whilst outside the courtyard garden is set to the front and side of the house and we enjoy the added benefit of a garage. Offered with no onward chain, this is a superb opportunity.

Accommodation comprises briefly:

- Entrance Hall
- Kitchen/Breakfast Room
- Sitting Room
- Ground Floor Bathroom
- Master Bedroom
- Bedroom Two
- Courtyard Garden
- Garage



Property

From the courtyard, the front door opens to the entrance hall where we find doors leading to the bathroom and kitchen/breakfast room. The oil-fired boiler is found in the hallway and tiled flooring lines the space. The bathroom is fitted with a bath, a wash basin, and w/c with a frosted window set to the front aspect. Across the hall, the kitchen/breakfast room enjoys two windows looking onto the courtyard and the street. A range of basic fitted units offer ample working space above and space for our appliances. The sink is set below the window looking onto the courtyard. From here we step into the sitting room, where an open fire offers a cosy focal point and a window again looks onto Nethergate Street. Our stairs rise from this room to the landing. On the first floor, we find two generous bedrooms. The master bedroom boasts fitted cupboards, whilst the second bedroom enjoys a dual aspect which fills the room with natural light. The airing cupboard houses the water tank. This completes the accommodation.



Outside

Approaching the property from Nethergate Street, we find an iron gate leading into the courtyard and a dropped kerb provides access to the short driveway that leads to the oversized single garage. The courtyard is enclosed by a brick wall and fully laid to paving, providing a perfect spot for a table and chairs overlooking this quiet street. To the side of the house, we find a spot for the bins and the oil tank in situ, whilst a personal door opens into the garage. The garage itself provides a versatile space to explore different uses or simply an excellent size garage. Behind we find a small additional storage area.

Location

The property enjoys a central yet quiet location just footsteps from the centre of Town. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, 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 (50 mins on the hourly weekday bus) and has a mainline train link to London Liverpool Street (1hr 54mins). 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

Oil fired central heating and hot water, mains electricity, water and drainage.

Energy Rating: E

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: NR35 1HE

What3Words: ///grad.says.drum

Tenure

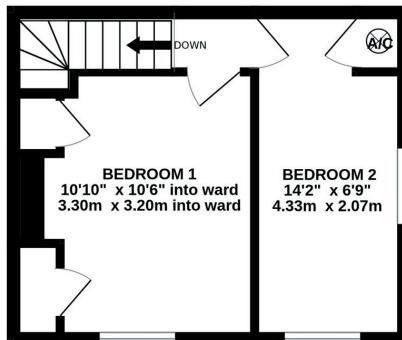
Vacant possession of the freehold will be given upon completion.

Agents' Note

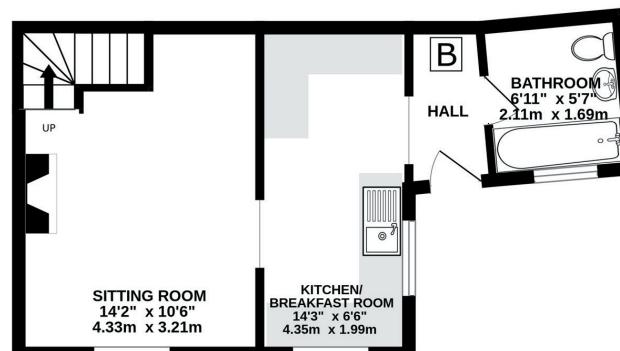
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £180,000

1ST FLOOR
238 sq.ft. (22.1 sq.m.) approx.



GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 698 sq.ft. (64.9 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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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.



A member of



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