Lower Olland Street,

Bungay, Suffolk

MUSKER McINTYRE
ESTATE AGENTS

Halesworth - 8.6 miles
Beccles - 6.2 miles
Norwich - 16.6 miles

This superbly situated end-terrace cottage sits just footsteps from Bungay town centre. Blending character with modern living, the property has been sympathetically cared for by the current owners. The interior offers a generous sitting/dining room open to a galley-style kitchen and a ground-floor bathroom, while the first and second floor boasts a double bedroom. Outside, a delightful south-facing courtyard garden further complements this charming property.

Accommodation comprises briefly:

- Sitting/Dining Room
- Kitchen
- Ground Floor Bathroom
- First Floor Master Bedroom
- Second Floor Double Bedroom
- Courtyard Garden

Property

Upon entering this charming home through the entrance hall, a door to the right leads to a bathroom featuring a white three-piece suite, including a bath with an electric shower, a washbasin, and a WC. A door from the hall also opens into the open plan sitting and dining room. This bright space features a vaulted ceiling with exposed beams, receiving ample natural light from a large window and French doors that lead directly to the garden. The living area flows into a galley-style kitchen, equipped with wall and base units, contrasting work surfaces and an inset composite sink. There is also dedicated space for a cooker, washing machine and fridge-freezer. On the first floor, you will find the master bedroom, which includes built-in wardrobes and a window to the front aspect. Continuing to the second floor, there is a second double bedroom featuring built-in eaves storage and a window to the side aspect, with some areas of restricted head height. This property could offer a good investment opportunity or a 'lock up and leave' property.

Outside

The property is approached from the roadside via a shared, secure gated side passageway leading to the rear. The main entrance is located at the side of the building. The delightful south-facing garden is accessed via French doors and is enclosed by walls and fencing for privacy. The space is primarily paved and shingled, featuring a planted border on the left-hand side. There is also a large shed for storage. Please note that the garden is bisected, as access for the two neighboring properties within the courtyard is required at all times.

Location

This property is located foot steps from the town centre of Bungay, which provides a comprehensive range of amenities, including shops, schools, restaurants, and antique stores. Local attractions also include The Fisher Theatre (which now shows films) and leisure facilities such as an indoor swimming pool and a golf club. The Cathedral City of Norwich is approximately a 30-minute drive to the north, offering a mainline rail link to London Liverpool Street in under two hours. Additionally, the unspoilt Suffolk heritage coastline, featuring the popular beaches of Southwold and Walberswick, is within easy reach.

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 central heating. Mains electricity, water and drainage.

Energy Rating: F

Local Authority:
East Suffolk District Council
Tax Band: A
Postcode: NR35 1BX

What3Words: ///stunning.ironic.pointer

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

Second Floor
Approximate Floor Area
92 sq. ft
(8.54 sq. m)

Ground Floor
Approximate Floor Area
346 sq. ft
(32.14 sq. m)

First Floor
Approximate Floor Area
175 sq. ft
(16.25 sq. m)

Approx. Gross Internal Floor Area 613 sq. ft / 56.94 sq. m

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

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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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