High Street
Loddon, Norfolk
Norwich - 10.9 Miles
Beccles – 8.2 Miles
Bungay – 6.5 Miles

A ground floor PERIOD apartment with ‘460’ square foot of living space (STS) partly refurbished; IDEAL INVESTMENT OPPORTUNITY or FIRST TIME BUY located in the popular old market town centre of Loddon. CHAIN FREE.

Accommodation comprises briefly of:
- Entrance hallway
- Sitting room
- Kitchen
- Double bedroom
- Shower room
- Central location
- Close to all the local amenities

The Property
The front door to the property opens into long hallway and a door leads to the sitting room which has a window to the front aspect overlooking the High Street. Further along the hall is the double bedroom with window to the side aspect. The kitchen has storage units with a sink & drainer and a gas hob with electric oven. There is space under counter for white goods and a door to access the rear of the property. Adjacent to the kitchen is the shower room with cubicle, WC and a hand wash basin with a side window providing natural light completing this centrally located accommodation.

Outside
This property benefits from having direct access via its own private front door entrance on the High Street, and there is on street parking on the main road outside the property subject to availability.

Location
Loddon is a very popular larger village providing all schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, pubs and access to the Broads network. The property is close to many beautiful walks by the River Chet and the bird sanctuary of Hardley Flood. 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 10 miles to the North with 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 approx. 23 miles away.
Guide Price: £100,000
**CHAIN FREE**

Fixtures and Fittings
All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services
Mains electricity, gas and water all connected.

EPC Rating: TBC

Local Authority
South Norfolk Council
Tax Band: A
Postcode: NR14 6AH

Agents Note
It 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.

Tenure
Vacant possession of the leasehold will be given upon completion.
Ground Rent: £50pa
Service Charge: £400pa
Lease: 999 years

To arrange a viewing please call us on 01508 521110

www.muskermcintyre.co.uk

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.