



## Queens Road, Bungay

Guide Price £125,000 - £130,000 Leasehold

Energy Efficiency Rating : C

- ✓ Sold with Tenants in Situ
- ✓ £7200 Income PA
- ✓ Popular Residential Location
- ✓ Ground Floor Flat
- ✓ Lawned Gardens & Brick Built Shed
- ✓ Sitting/Dining Room
- ✓ Fitted Kitchen
- ✓ Two Double Bedrooms

To arrange an accompanied viewing please call our Bungay Office on 01986 490590





Sold with TENANTS In SITU, this GROUND FLOOR FLAT is an ideal investment, producing income of £7200 PA. With a LARGE LAWNED GARDEN and BRICK BUILT SHED, the property is a great TURN KEY PROPERTY for an INVESTOR. With spacious accommodation, a HALL ENTRANCE offers storage, and leads to the cloakroom, FITTED KITCHEN with GARDEN VIEWS and SITTING/DINING ROOM. An inner hall leads to the family bathroom and TWO DOUBLE BEDROOMS including the MAIN BEDROOM with BUILT-IN WARDROBES. Situated within WALKING DISTANCE to amenities and SCHOOLING, the property offers ON ROAD PARKING, and is popular amongst TENANTS.

#### LOCATION

The property is situated within the quaint market town of Bungay. Within walking distance to the town centre, an extensive range of amenities including doctors, schooling, dentist, 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.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR35 1RL), but to help you...From the centre of town pass The Butter Cross, and take the third exit off the roundabout. At the fork bear right, and at the end of the road, at the T-junction turn left. Follow the road, turning right onto Hillside Road West. Turn left onto Queens Road. where the property can be found on your right hand side, indicated by our For Sale board.

#### AGENTS NOTE

The property is sold with the remaining lease which is in the region of 109 years, with ground rent charged at £10 PA and the service charge and insurance in the region of £60 PA.

The property occupies an elevated position with stairs leading to the main communal entrance and a footpath providing access to the rear garden and brick built storage shed.

uPVC double glazed entrance door to:

#### COMMUNAL ENTRANCE HALL

uPVC double glazed door to rear gardens, entrance door to:

#### ENTRANCE HALL

Fitted carpet, built-in storage cupboard housing space for fridge freezer, built-in double cloak storage cupboard, smooth ceiling, opening to sitting room and kitchen, door to:

#### CLOAKROOM

Low level W.C. with hidden cistern, tiled effect flooring, uPVC obscure double glazed window to rear, smooth ceiling.

#### KITCHEN

8' 10" x 6' 8" (2.69m x 2.03m) Fitted range of wall and base level units with square edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, matching upstands, inset electric ceramic hob and built-in electric oven with extractor fan and glass splash back, tiled effect flooring, space for washing machine and dishwasher, uPVC obscure double glazed window to rear, radiator, smooth ceiling.



### **SITTING/DINING ROOM**

17' 3" x 14' 4" Max. (5.26m x 4.37m) Fitted carpet, radiator, uPVC double glazed window to front, built-in storage cupboard housing wall mounted gas fired central heating boiler, television and telephone points, space for dining table, smooth coved ceiling, opening to:

### **INNER HALLWAY**

Fitted carpet, smooth ceiling, doors to:

### **FAMILY BATHROOM**

Two piece suite comprising pedestal hand wash basin, panelled bath with electric shower and glazed shower screen, tiled splash backs, tiled effect flooring, radiator, uPVC obscure double glazed window to rear, smooth ceiling.

### **DOUBLE BEDROOM**

11' x 9' 5" (3.35m x 2.87m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

### **DOUBLE BEDROOM**

11' 11" x 10' 11" Max. (3.63m x 3.33m) Fitted carpet, radiator, uPVC double glazed window to front, built-in wardrobe with sliding doors, smooth ceiling.

### **OUTSIDE REAR**

Leaving via the communal entrance a footpath leads to the private garden which is enclosed with timber panelled fencing and gated access. The garden is laid to lawn with a footpath leading up the garden offering huge potential for further landscaping.

### **BRICK BUILT SHED**

Offering storage to the side of the property.

### **PARKING**

On road parking can be found to the front of the property on a first come first served basis.



