



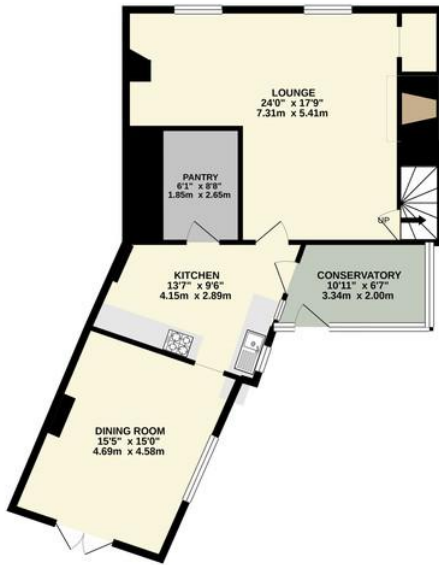
Rose Cottage, The Street, Earsham, Bungay, NR35 2TY

Guide of £260,000

ATTIK are delighted to offer a rare opportunity to acquire this chain free Grade II listed property in the desirable village of Earsham. The lucky new owners can put their own stamp on and develop this spacious former Public House. Call the team today to book your viewing.



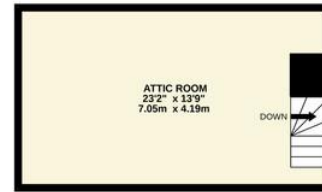
GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



2ND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 1477 sq.ft. (137.2 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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No EPC Required

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.