



## Bridge Street, Bungay

Offers In Excess Of £180,000 Leasehold

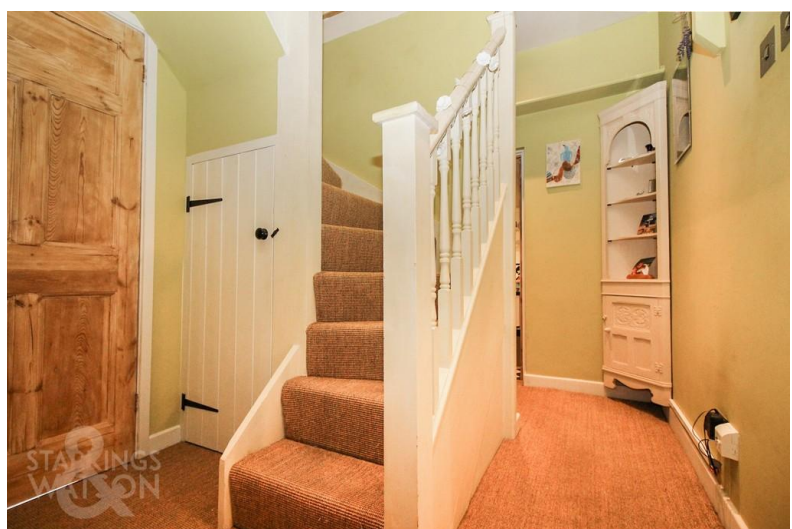
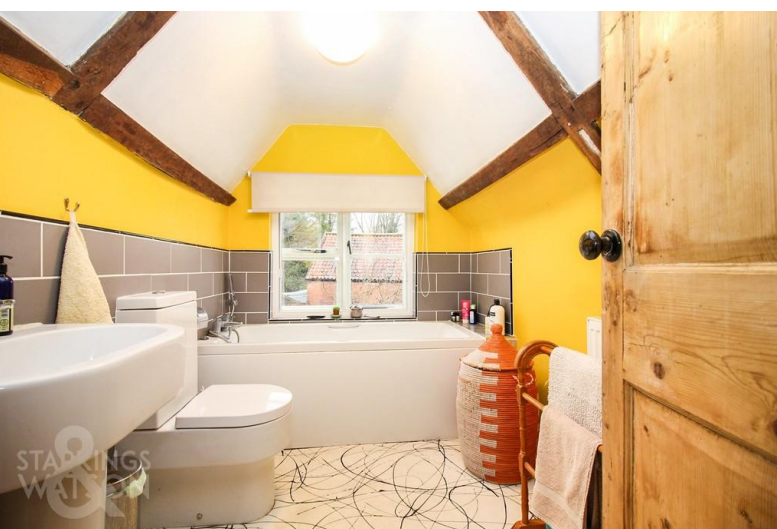
Energy Efficiency Rating : E

- ✓ Grade II Listed Maisonette
- ✓ Self Contained Entrance
- ✓ Access to Private Garden
- ✓ Sitting/Dining Room
- ✓ Re-fitted Kitchen with Appliances
- ✓ Beautiful Modern Bathroom
- ✓ Two Double Bedrooms
- ✓ Master with En Suite

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







**VENDORS FOUND!** Situated in the **HEART** of **BUNGAY**, this rare **Grade II Listed** property can be found, which includes **CHARACTER FEATURES** and **MODERN FITTINGS**. Calling this **BEAUTIFUL HOME** a **Maisonette** doesn't seem fair, given its **SELF CONTAINED GROUND FLOOR ENTRANCE** and direct access to its own **PRIVATE REAR GARDEN**. Steps leads to the first floor which offers a **CHARACTERFUL SITTING/DINING ROOM** with original fire place and dual aspect windows, re-fitted **KITCHEN** with **INTEGRATED APPLIANCES**, guest bedroom and re-fitted **MODERN FAMILY BATHROOM**. Steps leads to the second floor where the **MAIN BEDROOM** with built-in wardrobes and **EN SUITE SHOWER ROOM** can be found. Within walking distance to amenities, the current vendors have previously rented a garage to allow parking to the rear.

#### 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, opticians, 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 1HD), but to help you... Leaving the town centre via Earsham Street, go towards the roundabout, and take the second road off the roundabout onto Bridge Street and follow this road along, where the property can be found on the left hand side.

#### AGENTS NOTE

An approximate lease term of 105 years remains, with an annual ground rent of £50 PA. Maintenance is shared between this property and the below apartment. The current vendors have previously rented a garage for £60 PCM - potential owners can make their own enquiries to potentially letting this once again.

Fronting Bridge Street the property offers its own self contained access from the road.

Part glazed entrance door to:

#### ENTRANCE HALL

Tile effect flooring, built-in storage cupboard housing meters and electric fuse box, radiator, built-in cloaks storage cupboard, door to rear garden, smooth ceiling with recessed spotlights, stairs to first floor.

#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, velux window to side, built-in airing cupboard housing 2016 installed IDEAL gas fired central heating boiler, stairs to second floor landing with built in storage cupboard under, recessed storage shelving, doors to:

#### FAMILY BATHROOM

Modern white three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath with mixer shower tap, tiled splash backs, vinyl flooring, radiator, eaves storage access, secondary double glazed window to rear, smooth ceiling with exposed timber beams.

### SITTING/DINING ROOM

15' 9" x 12' 8" Max. (4.8m x 3.86m) Centred around an original cast iron fireplace with decorative marble and timber surround with tiled hearth, fitted carpet, radiator x2, dual aspect secondary double glazed windows to front and rear, built-in storage shelving, television point, space for dining table, smooth ceiling with exposed timber beams and recessed spot lights.

### GUEST BEDROOM

8' 9" x 8' (2.67m x 2.44m) Fitted carpet, radiator, secondary double glazed window to front, double storage cupboard with built-in shelving, television and telephone points, exposed timber beams, smooth ceiling with recessed spot lights.

### KITCHEN

13' 3" x 7' 7" (4.04m x 2.31m) Modern re-fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl ceramic sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob with extractor fan, built-in eye level electric double oven, tile effect flooring, integrated fridge, freezer and washing/dryer, space for dishwasher, built-in pan drawers, under-cupboard lighting, exposed timber beams, radiator, secondary double glazed window to front, smooth ceiling.

### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in eaves storage access with shelved storage, built-in storage cupboard, smooth ceiling with velux window to rear, exposed timber beams and recessed spot lights, door to:

### DOUBLE BEDROOM

11' x 9' 10" Max. (3.35m x 3m) Wood flooring, radiator, window to front, build-in double wardrobe, television point, eaves storage access, smooth ceiling with exposed timber beams and recessed spot lights, door to:

### EN SUITE

Modern white three piece suite comprising low level W.C, hand wash basin set upon a vanity unit with storage shelving and mixer tap, shower cubicle with thermostatically controlled rainfall shower with 'Aqua board' splash backs, tiled splash backs, wood flooring, heated towel rail, window to front, extractor fan, smooth ceiling with exposed timber beams, loft access hatch and recessed spot lights.

### OUTSIDE REAR

With a door leading from the main entrance hall, the rear garden is fully enclosed, and low maintenance with a timber decked seating area, and planted borders. A useful timber shed offers storage, with gated access to the rear for bin access.





**Lower Ground Floor**  
Approximate Floor Area  
62 sq. ft.  
(5.8 sq. m)

**Ground Floor**  
Approximate Floor Area  
518 sq. ft.  
(48.1 sq. m)

**First Floor**  
Approximate Floor Area  
302 sq. ft.  
(28.1 sq. m)



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

**Centralised Hub:**

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