



Flixton Road, Bungay

Guide Price £160,000 - £170,000 Freehold

Energy Efficiency Rating : 64

- ✓ Mid-Terrace Home
- ✓ Walking Distance to Town Centre
- ✓ Generous Sitting Room
- ✓ Modern Kitchen with Contrasting Worktops
- ✓ Cloakroom & Bathroom
- ✓ Two Double Bedrooms
- ✓ Off Road Parking
- ✓ Gardens to Front & Rear

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





NO CHAIN! This MID-TERRACE HOME is situated within WALKING DISTANCE to the TOWN CENTRE of BUNGAY and would be an EXCELLENT FIRST TIME BUY or INVESTMENT. Set back from the road with OFF ROAD PARKING and GARDENS TO FRONT, the accommodation comprises cloakroom with two piece suite, 15' DUAL ASPECT SITTING ROOM with space for a DINING TABLE, KITCHEN featuring HIGH GLOSS CABINETS with contrasting work surfaces, space for APPLIANCES and a BREAKFAST TABLE, along with the ENTRANCE HALL with cloak and boot storage space. At the top of the stairs there is a uPVC double glazed window to rear, with doors to TWO DOUBLE BEDROOMS and the FAMILY BATHROOM. The garden is LAID TO LAWN with an area of hard standing for entertaining.

LOCATION

The property is situated on the edge of 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 1RB), but to help you...Heading out of Bungay town centre via St Johns Road, take the right hand turn onto Hillside Road West, follow the road until the turning for Flixton Road is on the right. Take this turning and the property can be found on the right hand side.

The property is set back from the road and approached via a picket fence and hard standing footpath with adjacent lawned gardens.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Laminate flooring, radiator, cloak and boot storage space, stairs to first floor landing, doors to cloakroom and kitchen, smooth ceiling, opening to:

SITTING ROOM

15' 5" x 10' 11" Max. (4.7m x 3.33m) Fitted carpet, radiator, uPVC double glazed windows to front and rear, television point, smooth ceiling.

CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin, tiled splash backs, laminate flooring, radiator, uPVC obscure double glazed window to front, smooth ceiling.

KITCHEN

10' 11" x 9' 11" (3.33m x 3.02m) Fitted range of wall and base level units with contrasting rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, black granite effect up-stands, space for 'Range' style cooker with extractor fan and black glass splash back, vinyl tiled flooring, radiator, space for washing machine and fridge freezer, uPVC double glazed window to rear, wall mounted gas fired central heating boiler, uPVC obscure glazed door to garden.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to rear, doors to:

DOUBLE BEDROOM

15' 7" x 10' 11" (4.75m x 3.33m) Fitted carpet, radiator, uPVC double glazed window to front and rear, television point, smooth ceiling.

FAMILY BATHROOM

Currently laid out as a shower room this was formerly a bedroom and could be reverted back if required. The room currently comprises a two piece suite featuring a shower cubicle with rainfall shower and jet functions as well as a panelled bath with mixer shower tap, tiled splash backs, vinyl flooring, radiator, uPVC obscure double glazed window to rear, smooth ceiling.

DOUBLE BEDROOM

17' 6" x 7' 6" Max. (5.33m x 2.29m) Wood effect flooring, radiator, uPVC double glazed window to front x3, smooth ceiling.

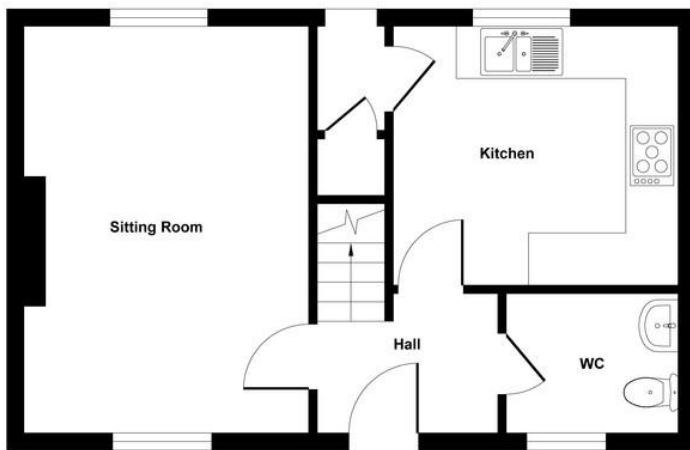
OUTSIDE REAR

Leaving the property via the kitchen door you step into a rear garden which is largely laid to lawn and features an area of hard standing for entertaining. There is a timber storage shed in the garden and the boundaries are made up of high level hedging.

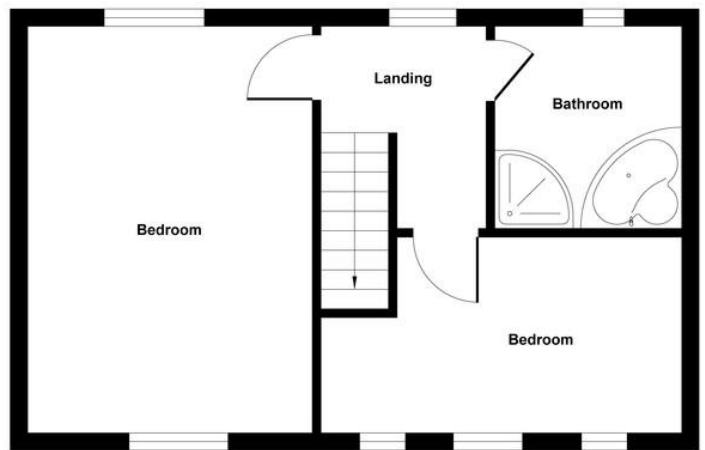
PARKING

Parking is provided to front for multiple vehicles with further scope for parking if required in the front garden (stp),





Ground Floor
Approximate Floor Area
390 sq. ft
(36.23 sq. m)



First Floor
Approximate Floor Area
390 sq. ft
(36.23 sq. m)

Approx. Gross Internal Floor Area 780 sq. ft / 72.46 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

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