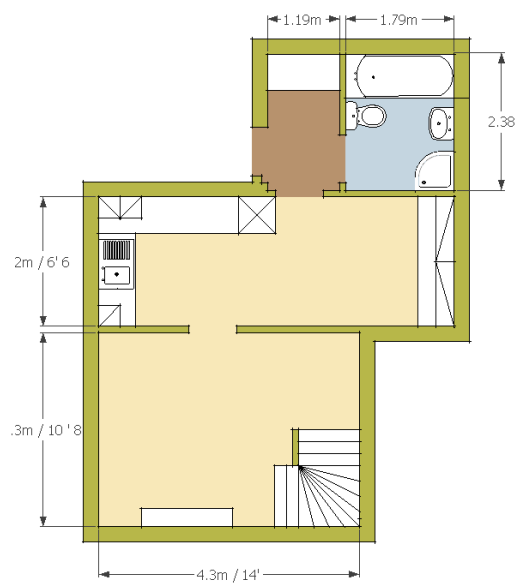
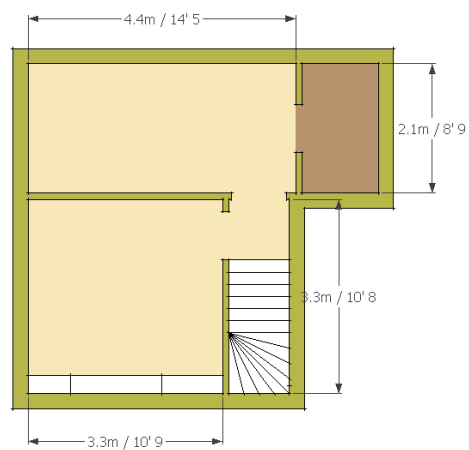


FLOOR PLAN:**GROUND FLOOR:****FIRST FLOOR:**

Olivers

Exceptional semi detached cottage located close to the town centre



£550 pcm

Nethergate Street, Bungay, NR35 1HE

- Two Bed Cottage
- Gas fired C/H
- Sep Bath & shower
- Off Landing bedrooms
- Parking
- To Let unfurnished

Tel: 01502 470 193 Fax: 01502 710 121 info@olivers.co.uk

Website: www.olivers.co.uk

DIRECTIONS:

From Beccles train station head east onto Station Road/A145 towards George Westwood way/A145, take the first left onto George Westwood way/A145, at the roundabout take the first exit onto Norwich Road/A146, continue to follow Norwich Road, straight over at the roundabout, take the 1st exit at the next roundabout onto A143, straight over at the roundabout, at the roundabout take the first exit onto Board Street/A144, turn left onto Nethergate Street, number 13 is approximately 500ft on the right hand side.

LOCALITY:

Bungay is a charming market town located in the heart of the Waveney valley located between Diss and Lowestoft offering a wide range of services from public houses to local commercial firms such as Clays print works, a large employer on the outskirts of town. Norwich City is approximately 15 miles to the north and offers a vast number of shopping and commercial services for which there are regular bus routes from Bungay. Halesworth is approximately 9 miles to the south and provides railway links to London Liverpool street, Ipswich and Lowestoft.

UTILITY ROOM: 3' 10" x 7' 9" (1.19m x 2.38m)

Wall mounted Worcester Greenstar gas Combi boiler (Installed June 2010), plumbing for washing machine beneath Oak block worktop, Ceramic terracotta floor tiles, power points, window looking out to courtyard garden, door leading to kitchen and bathroom;

BATHROOM: 5' 10" x 7' 9" (1.79m x 2.38m)

White Acrylic bath panel with enamel steel bath, Low level white W/C, plastic silver framed Vivid shower enclosure with stone resin tray, Bristan electric shower, Hand basin and pedestal, white matt tiled floor, part splash back surround.

KITCHEN: 19' 2" x 6' 6" (5.86m x 2.0m) (max)

Range of wall and base mounted cream fronted kitchen units with oak effect block worktop, candy white splash back tiles, cooker point, space for fridge, ceramic terracotta floor tiles, single drain LHB S/S sink with matching mixer tap, ceiling mounted heat detector, power points, wall mounted electric meter and consumer board boxed enclosure, radiator and power points, door leading to:

LOUNGE: 14' 1" x 10' 9" (4.3m x 3.3m) (max)

Fitted carpets, window to front aspect, under stairs storage recess, alcove for electric fireplace, power points, TV and phone point, stairs leading to:

MASTER BEDROOM: 10' 9" x 9' 6" (4.3m x 3.3m)

Fitted carpets, two built in wardrobe cupboards, power points, radiator, and window to front access

BEDROOM TWO: 14' 5" x 6' 10" (4.4m x 2.1m)

Fitted carpets, storage cupboard, two windows one to front and one to side aspect, radiator, power points door leading to: AIRING CUPBOARD: 2' 7" x 6' 10" (0.8m x 2.1m) radiator wall mounted light.

OUTSIDE:

The outside space comprises two parts: a patio area in front of the utility room, and a concrete hard standing adjacent.

VIEWING ARRANGEMENTS:

Strictly by appointment with agent

EPC CERTIFICATE:

Please contact Agent for further details

SERVICEAVAILABILITY:

Mains water, drainage, Gas and electricity connected

LOCAL AUTHORITY:

Waveney District Council - High Street, Lowestoft, Tel: 01502 562 111

COUNCIL TAX:

Band B

TOTAL FLOOR AREA:

61.0m²/ 579 ft²

AGENCY CHARGES:

Credit check: £50 per person
Admin fee: £150 per property
First months rent: £550
One month's deposit: £550

All information including prices, photographs, drawings and details contained in these particulars are issued in good faith and must only be used as a guide not forming part of any offer or contract. The Agent/Vendor/Landlord accepts no responsibility for misrepresentations: Prospective purchasers/tenants must themselves verify the statements contained and contact this office for clarification if required. All room measurements provided are approximate and must not be used for the purposes of ordering of carpets, furniture or any other materials, other measurements of particular interest should be independently verified. No service, equipment or appliance contained in this property has been tested; accordingly applicants are advised to commission their own survey/report prior to placing an offer.

Bathroom



Kitchen



Kitchen (2)



Lounge



Master Bedroom



Second Bedroom

