



Bungay, Suffolk

Guide Price £230,000

- Completely Renovated Throughout
- New Modern Kitchen
- New Carpets and Flooring Throughout
- £230,000 - £240,000 Guide Price
- High Specification Shower Room
- Council Tax Band A
- Living Room & Separate Dining Room
- A Short Distance Walk Into Bungay Town Centre
- EPC - C

Webster Street, Bungay

Bungay is a historic market town nestled in the Waveney Valley in northern Suffolk, England. Situated along a meander of the River Waveney, which forms the border with Norfolk, the town lies approximately 13 miles southeast of Norwich and about 5.5 miles west of Beccles. Its strategic riverside position has contributed to its rich history and enduring charm. The town's blend of historical significance, scenic surroundings, and proximity to notable destinations contributes to its unique appeal.



Council Tax Band: A



DESCRIPTION

This beautifully renovated two-bedroom mid-terrace home is set in the heart of Bungay and finished to an exceptional standard throughout. The ground floor offers a welcoming living room and separate dining room, both with engineered oak flooring and filled with natural light, alongside a newly fitted shaker-style kitchen with electric hob, oven and extractor, composite sink, tiled floor and splashbacks, and space for a washing machine and tall fridge-freezer, as well as a convenient downstairs W.C. Upstairs, two generous double bedrooms with plush carpets are complemented by an impressive shower room featuring a walk-in shower with black glass screen, vanity unit with fitted sink and W.C, and sleek tiled flooring and walls. Outside, the fully enclosed landscaped garden is enhanced by a versatile outbuilding cabin with power and lighting, providing the perfect space for homeworking, a games room or even a private bar, making this a truly stylish home ready to move into.

LIVING AREA

The living room provides a warm and welcoming space, finished with beautiful engineered oak flooring and flooded with natural light, making it perfect for relaxing at the end of the day. The separate dining room continues the same high-quality finish, offering an elegant setting for family meals or entertaining guests, with plenty of room for a dining table and additional furnishings. Together, these rooms create a versatile and inviting heart of the home, blending comfort with style.

KITCHEN

The kitchen has been newly fitted with a stylish modern shaker-style design, featuring an electric hob, oven and extractor, along with a composite sink and mixer tap. Finished with tiled flooring

and splashbacks for a sleek contemporary look, it also provides practical space for a washing machine and tall fridge-freezer. A set of patio doors opens directly onto the rear garden, filling the room with natural light and creating an easy flow between indoor and outdoor living.

BEDROOMS

Upstairs, the property offers two generously sized double bedrooms, each finished with soft fitted carpets and filled with natural light. Both rooms provide a calm and comfortable setting, ideal as restful retreats, while offering ample space for wardrobes and additional furnishings.

BATHROOM & W.C

The property benefits from a convenient downstairs W.C, finished to a modern standard and easily accessible from the main living areas. Upstairs, the stunning shower room is a real feature of the home, designed with a walk-in shower tray and striking black glass panel, a contemporary vanity unit with fitted sink and W.C, and stylish tiled flooring and walls, creating a sleek and luxurious space.

OUTSIDE & OUTBUILDING

Outside, the property enjoys a fully enclosed, landscaped rear garden that provides a private and attractive space for relaxing or entertaining. Thoughtfully designed, it offers a mix of seating and planting areas, with plenty of room for outdoor dining during the warmer months. The garden also benefits from a handy shed for storage, as well as a rear access gate for added convenience. At the far end sits a versatile outbuilding cabin, fitted with power and lighting, ideal for use as a home office, games room, studio, or even a private bar, making the garden both practical and versatile.

OUTGOINGS

Council Tax Band A

SERVICES

Mains gas, electricity, sewerage and water

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

Tel: 01502 442889

REF:20962/JD

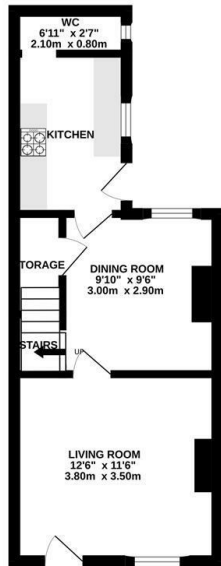
FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

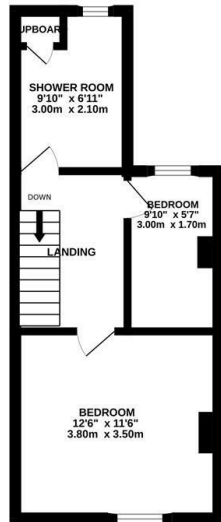




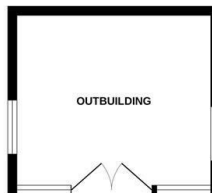
GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.

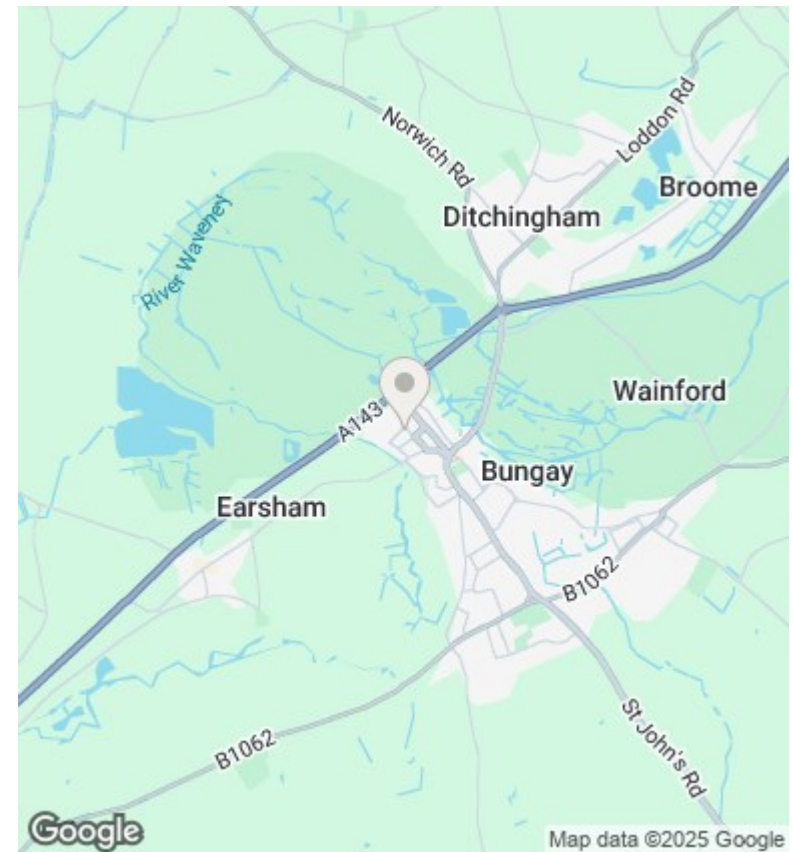


2ND FLOOR
137 sq.ft. (12.7 sq.m.) approx.



TOTAL FLOOR AREA: 811 sq.ft. (75.3 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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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com