



Yarmouth Road, Ellingham Bungay NR35 2PH



welcome to

Yarmouth Road, Ellingham Bungay

A charming two-bedroom end-terrace cottage situated in the desirable village of Ellingham, just a short distance from Bungay. This attractive property is presented in good order throughout, offering a fantastic opportunity for buyers to put their own stamp on a true blank canvas.

Entrance Hall

Front door, window to front aspect, tiled flooring.

Lounge

Windows to front aspect, wood burner, hard flooring.

Dining Room

Windows to rear aspect, arched way leading to kitchen, stair case, mixture of carpet and hard flooring.

Kitchen

Window to side aspect, base units, sink, oven, space for white goods, storage cupboard, tiled flooring.

Bathroom

Ground floor, window to front aspect, bath tub with shower over head, w/c, wash hand basin, tiled flooring.

Bedroom 1

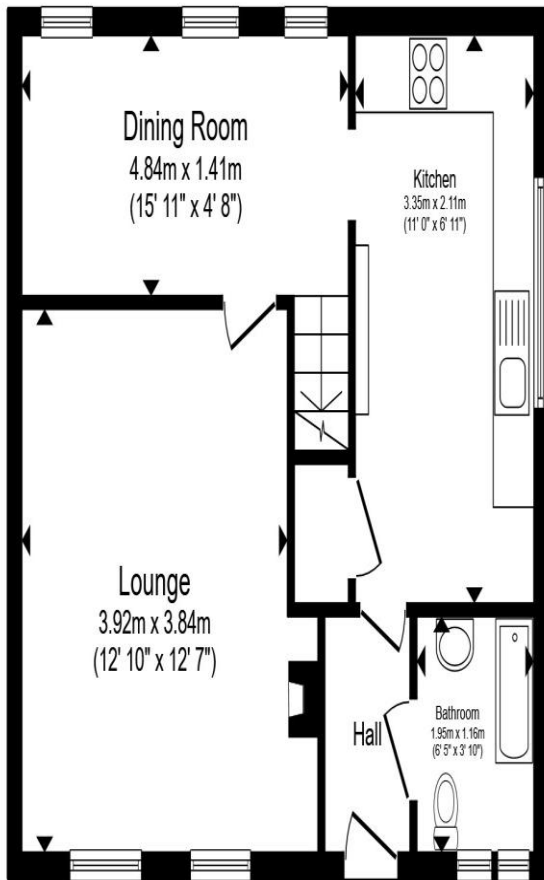
Window to front aspect, carpet flooring.

Bedroom 2

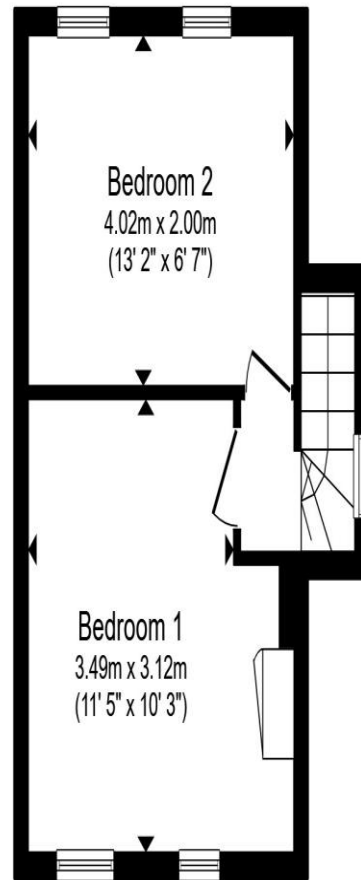
Window to rear aspect, carpet flooring.

Parking

Driveway with generous off-road parking.



Ground Floor



First Floor

Total floor area 74.7 m² (804 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Yarmouth Road,
Ellingham Bungay

- Charming two-bedroom end-terrace cottage
- Generous off-road parking
- Sought after village location
- Move in ready!
- Well presented throughout

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£190,000



view this property online williamhbrown.co.uk/Property/BGY107166



Property Ref:
BGY107166 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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