



Longrigg Road, Ditchingham Bungay NR35 2QG

welcome to

Longrigg Road, Ditchingham Bungay

No onward chain. Spacious three-bedroom mid-terrace home featuring three bedrooms, a large living room/dining room, kitchen, integral garage, driveway parking and an enclosed rear garden.

Entrance Hall

Front door, staircase to first floor, access to lounge.

Lounge

Windows to front and rear aspect, French Window to rear, carpet flooring.

Kitchen

Window to rear aspect, door to rear aspect, wall and base units.

Bedroom 1

Window to front aspect, built in wardrobes, carpet flooring.

Bedroom 2

Windows to front and rear aspect, carpet flooring.

Bedroom 3

Window to rear aspect, carpet flooring.

Bathroom

Window to rear aspect, W/C, hand wash basin, shower cubical.

Rear Garden

Enclosed rear garden, fenced for boundary, large patio.

Parking

Driveway for off road parking.

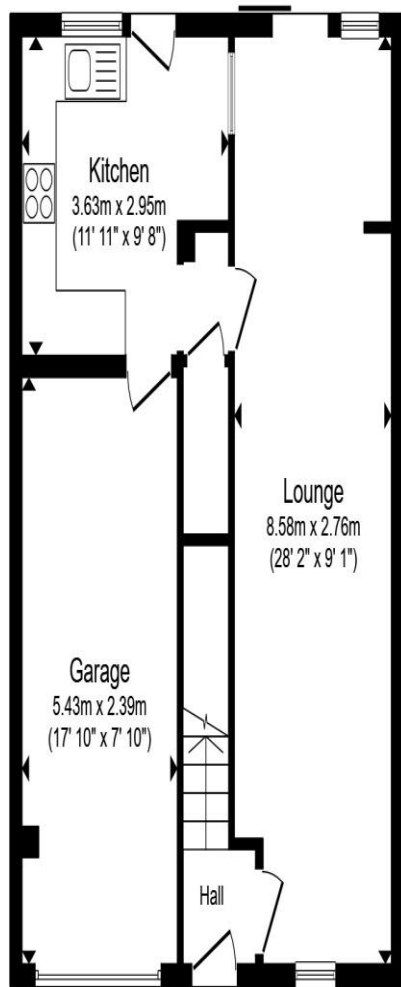
Garage

Integral garage, up and over door.

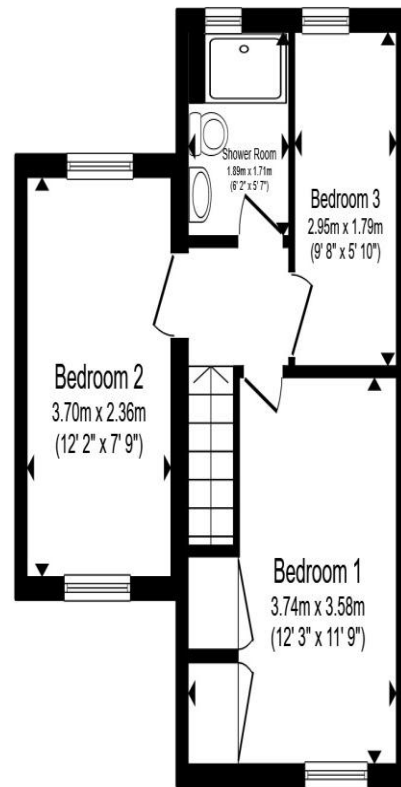
Agents Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 90.9 m² (979 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
Longrigg Road,
Ditchingham Bungay

- No onward chain
- Mid-terrace house
- Three bedrooms
- Large living room/dining room
- Integral garage

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

£200,000



view this property online williamhbrown.co.uk/Property/BGY107009



Property Ref:
BGY107009 - 0003

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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