

Princess Anne Terrace,
Loddon, Norfolk

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PRINCESS ANNE TERRACE

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FOR SALE

LODDON 01508 521110
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Lungay – 6 miles
Beccles – 7.7 miles
Norwich - 11.3 miles

A THREE bedroomed ex local authority end semi-detached property with good living space and large rear garden, quietly situated in the popular village of Loddon. *HOBART CATCHMENT*

Accommodation comprises briefly:

- Entrance hall
- Inner hall
- Kitchen
- Sitting/Dining room
- First floor landing
- Master bedroom
- Second double bedroom
- Single bedroom
- Outside front & rear gardens
- Timber shed



The Property

On entering the property the hall has the stairway to the first floor and doors to the downstairs rooms. The accommodation is spacious and would suit a variety of purchasers with the sitting/dining room being dual aspect with a window to the front and sliding patio doors providing views and access to the rear garden. A multi-fuel stove is the main focal point and provides a lovely feature to the room. The kitchen is again dual aspect with part overlooking the rear garden which has a sink with drainer, ample worktop and cupboards, space for a washing machine, fridge/freezer and a tumble dryer, with a door leading to the inner hallway providing access to the front and rear of the property. The second part of the kitchen overlooks the front aspect and has a breakfast bar area with space for two stools, more worktop space and units including the oven and hob. On the first floor is a spacious landing with a window overlooking the rear garden and this area could quite easily be utilised as a study area. The master bedroom overlooks the front of the property and has a large built-in wardrobe over the stairs, the second double bedroom and bedroom three also benefit from built-in wardrobes. There is a separate WC and an airing cupboard on the landing with the bathroom fitted with bath and a hand wash basin. This spacious property is situated in a lovely quiet area making this an ideal first time buyer, investment or family home close to all the local amenities.

Outside

The property is approached via the front path to the front entrance with a separate door leading through the inner hallway to the rear garden. The front garden is mainly lawn with planted mature shrubs and borders. The rear garden is larger than average for a 3 bedroom house and has an abundance of plants, shrubs and a shed for storage, again mainly laid to lawn with a patio area providing space for table and chairs and this garden is secure for pets and children.



Location

The house is quietly situated within easy walking distance to all the schools, shops and other amenities. Loddon is a very popular larger village providing all schools, nurseries, shops, Post Office, Churches, Chet Valley medical centre, bank, library, pubs and access to the Broads network. The house is close to many beautiful walks by the River Chet and the bird sanctuary of Hardley Flood. It is also within easy reach of the market towns of Beccles and Bungay which provide a fuller range of amenities. The Cathedral City of Norwich is about 10 miles to the North with a mainline train link to London Liverpool Street (1hr 54mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 23 miles.

Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Electric heating and hot water. Mains drains. Solar panels providing additional cost saving electric power to the property.

Energy Performance Rating: D

Local Authority:

South Norfolk District Council

Tax Band: B

Postcode: NR14 6LL

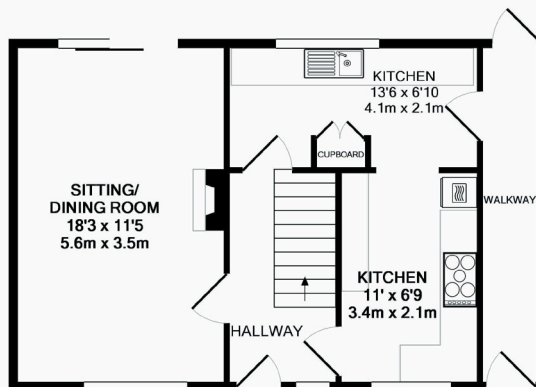
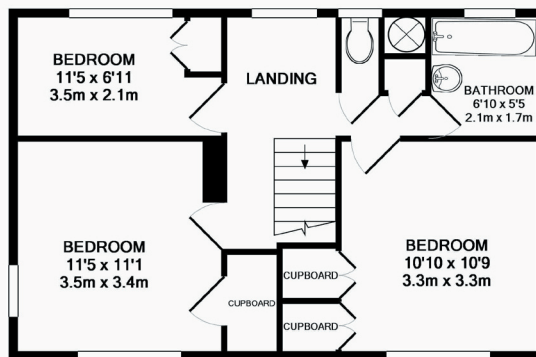
Agents Note

It is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given upon completion.

Guide Price: £179,500



GROUND FLOOR
APPROX. FLOOR
AREA 415 SQ.FT.
(47.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1021 SQ.FT. (94.8 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Receptiv 6/6/16

To arrange a viewing please call us on 01508 521110

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.