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Herolf Way,
Harleston, Norfolk

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ESTATE AGENTS

A two bedroom mid-terraced house positioned a short walk from Harleston town centre and with the benefit of allocated private parking and no onward chain complications. An ideal first time/investment buy.

Herolf Way, Harleston

Accommodation comprises briefly:-

- Entrance porch
- Sitting room
- Kitchen/diner
- Two double bedrooms
- Family bathroom
- Allocated parking
- Enclosed rear garden
- Front garden
- Convenient for the town centre



The Property

A half glazed front door leads into the entrance porch with window to side and further door leading into the sitting room. This light and spacious room overlooks the front garden and features laminate flooring leading through into the kitchen as well as attractive spiral staircase. Overlooking the rear garden with half glazed door leading out, the kitchen/diner comprises a good range of fitted wall, base and drawer units with wood-effect worktop, tiled splashbacks and cylindrical stainless steel sink and drainer. Further incorporating electric oven with four ring gas hob and extractor hood over, there is space for washing machine and fridge/freezer. A spiral staircase in the sitting room leads up to the landing with access hatch to loft space and accessing two double bedrooms overlooking front and rear respectively. Both these rooms benefit from excellent inbuilt wardrobes with the 2nd bedroom also comprising the airing cupboard. The family bathroom with laminate flooring comprises bath shower over, wall mounted washbasin and close coupled WC.

Outside

The property is accessed via a path over the front garden, laid to lawn. The secluded rear garden is fenced and fully enclosed with a gate at the rear leading out to the private parking area. Laid mainly to lawn with a shingle and paved path leading to the rear and a garden shed which is included in the sale.



Location

The property is situated in Herolf Way, conveniently situated for the town centre. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, Harleston is filled with historic buildings, a beautiful church and plenty of character around every corner you turn. With good local schooling here, as well as in Stradbroke and Bungay the town further boasts an impressive array of independent shops, doctor's surgery, post office, chemist, delicatessen and several coffee shops. There is also a popular Wednesday market with free parking and the town of Diss, just a 15 minute drive away, boasts a direct train line to London Liverpool Street in 100 minutes.

Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Electric night storage heaters
Mains electricity and drainage.
Energy Rating: D

Local Authority:

South Norfolk District Council
Council Tax Band: B
Postal Code: IP20 9QA

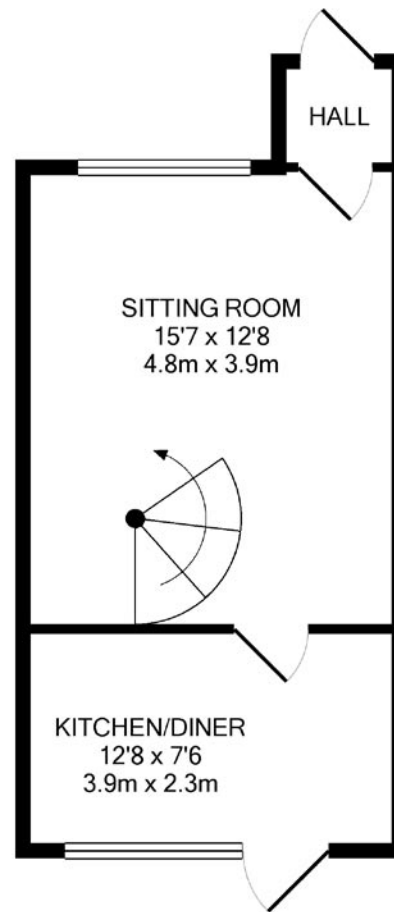
Tenure

Vacant possession of the freehold will be given upon completion.

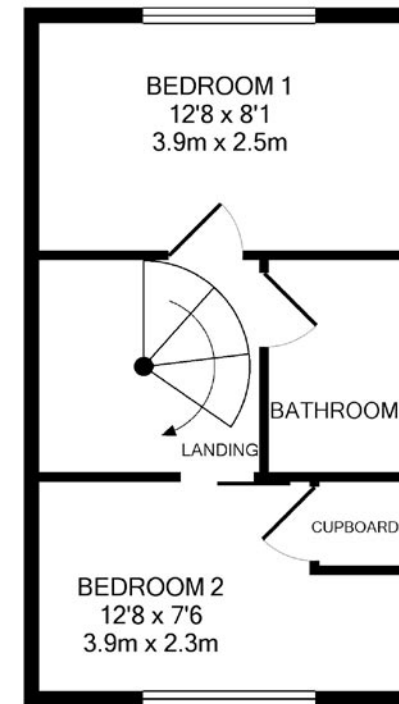
Agents' Note

The property 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.

Guide Price: £188,500



GROUND FLOOR
APPROX. FLOOR
AREA 307 SQ.FT.
(28.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 293 SQ.FT.
(27.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 600 SQ.FT. (55.8 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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To arrange a viewing, please call 01379 882535

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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.



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