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Bullfinch Drive,
Harleston, Norfolk

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ESTATE AGENTS

Offered to the market with no onward chain, this two bedroom mid-terraced property is conveniently situated close to the town centre and would make an ideal investment/first time buy.

Bullfinch Drive, Harleston

Accommodation comprises briefly:-

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Cloakroom
- First Floor Landing
- Two Bedrooms with built-in wardrobes
- Bathroom
- Low maintenance rear garden
- Allocated parking



The Property

The front door opens into the entrance hall with stairs to the first floor and door into the cloakroom with WC and wash basin. The kitchen is to the right and is fitted with a matching range of base, wall and drawer units, work surface with inset stainless steel sink unit, window to the front aspect, built-in electric oven with gas hob and extractor over, space and plumbing for washing machine and space for a fridge/freezer. A cupboard houses the gas fired boiler. The sitting/dining room is situated to the rear with double doors leading out to the garden.

Stairs rise to the first floor landing with loft access hatch. The two bedrooms overlook the front and rear respectively and both have built-in wardrobe cupboards. The bathroom comprises a panelled bath with shower over and screen, low level WC, pedestal wash basin and window to the rear aspect.

Outside

The low maintenance rear garden is paved and fully enclosed by panel fencing. A rear access gate leads onto a path which provides access to the parking area where the property has an allocated space.



Location

The property is located close to the centre of the bustling market town of Harleston. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, Harleston is a vibrant market town, 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.

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

Gas fired radiator central heating and hot water. Mains drainage, electricity and water are connected. EPC Rating: C

Local Authority:

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

Tenure

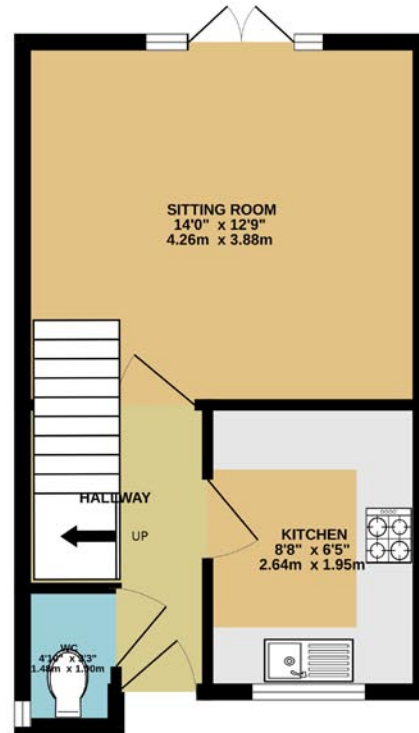
Vacant possession of the freehold will be given upon completion.

Agents' Note

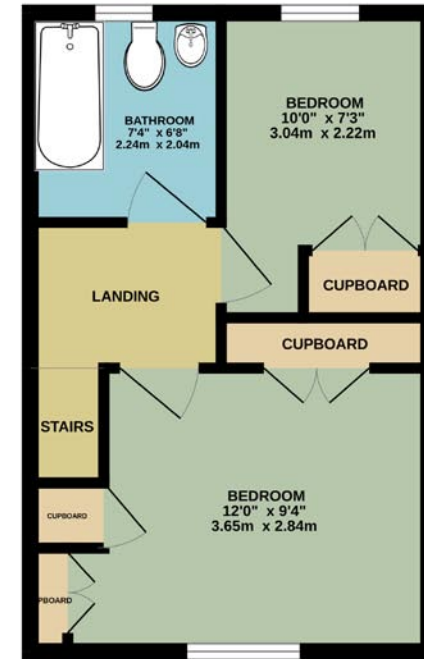
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £185,000

GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 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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Beccles	01502 710180
Loddon	01508 521110
Halesworth	01986 888205

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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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