



London Road,
Harleston, Norfolk



**MUSKER
MCINTYRE**
ESTATE AGENTS

A well presented semi-detached Victorian cottage, situated in this popular market town and being within easy reach of the shops and facilities. The property benefits from a sitting and dining room, two bedrooms and spacious bathroom with separate shower.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Utility/Cloakroom
- First Floor Landing
- Two Bedrooms
- Bathroom
- Attractive Gardens
- Outbuilding
- Convenient for the town centre
- Fully double glazed

The Property

A newly installed front door leads into the entrance hall with staircase rising to the first floor and a door leading into the dining room with a window overlooking the rear garden and a feature open fireplace with tiled hearth. The sitting room can be found to the front of the property with a large bay window, cast iron open fire with brick hearth and two fireside arched alcoves with shelving. A well planned kitchen is located to the rear of the property and has solid wood worktops with inset ceramic 'butler style' sink with cupboards and drawers under, further worktop with inset four ring ceramic hob with double oven and grill under, extractor and light over and matching wall cupboards along with an integrated fridge, wall mounted plate rack, window and a half glazed door to garden. Leading off the kitchen is a utility room having a worktop with recess under with space and plumbing for washing machine, window and low level WC. From the hall the staircase rises to the first floor landing providing access into the two bedrooms. The spacious bathroom comprises a white suite including a panelled bath with mixer tap and shower attachment, low level WC, pedestal wash basin and a fully tiled shower cubicle.

Outside

To the front, steps lead to the main entrance with flower borders. To the rear is a fully enclosed 'cottage style' garden with lawned garden and well stocked flower and shrub borders, paved path and patio area. The garden extends through an outbuilding into a vegetable garden area with an aluminium framed greenhouse.

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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 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

Gas fired radiator central heating and hot water. Mains drainage, electricity and water are connected.

EPC Rating: tbc

Local Authority:

South Norfolk District Council

Council Tax Band: B

Postal Code: IP20 9BN

What3Words: dodges.trainer.reclined

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: £245,000

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Diss	01379 644822
Bungay	01986 888160
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.



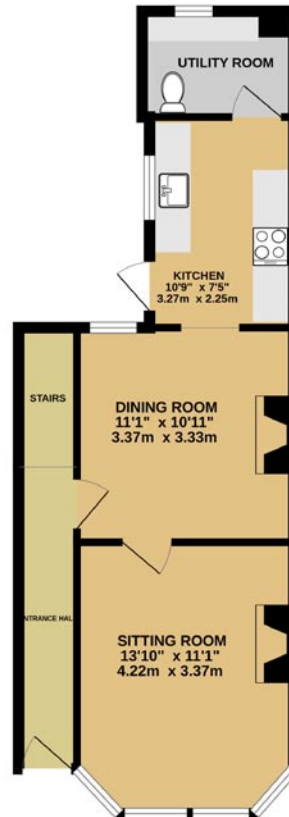
HARLESTON OFFICE

5 London Road
Harleston
Norfolk
IP20 9BH

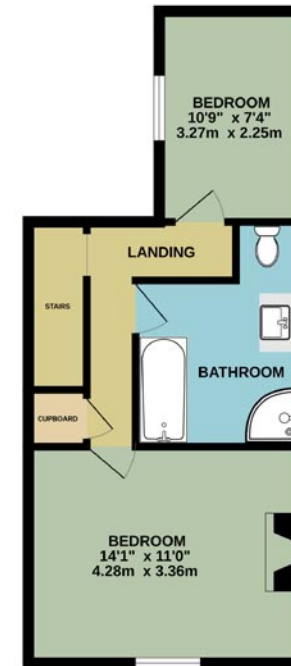
Tel. 01379 882535

harleston@muskermcintyre.co.uk

GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 831 sq.ft. (77.2 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.