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*Broad Street,*  
Harleston, Norfolk

**MUSKER  
MCINTYRE**  
ESTATE AGENTS



A charming Grade II listed cottage, beautifully presented and situated in the centre of town. The cottage has been updated by the current owners to a high standard including the kitchen and bathroom and features two first floor bedrooms as well as an attic room.

## *Broad Street, Harleston*

Accommodation comprises briefly:

- Sitting Room
- Kitchen
- Utility Room
- Bathroom
- First Floor Landing
- Master Bedroom
- Second Bedroom (currently being used as an office)
- Attic Bedroom
- Roof Terrace
- Pretty Front Garden
- Town Centre Location



### **The Property**

The front doors opens into the sitting room which is full of character with exposed beams and brick fireplace housing a wood burning stove. A door leads into the kitchen which is fitted to a high standard with a matching range of base units with solid wood work surfaces, ceramic sink and drainer, space for a cooker, window to the rear and stairs rising to the first floor. The kitchen opens into the utility room with solid wood work surface with space and plumbing under for a washing machine and fridge and external door to the rear. A door leads into the contemporary style bathroom comprising bath with shower attachment and overhead shower and wash basin and WC set in a vanity unit.

Stairs rise to the first floor landing. There are two bedrooms, the master bedroom overlooking the front aspect and the second (currently being used as an office) with doors leading out to the attractive roof terrace. A further staircase leads to the attic room with skylight window.

### **Outside**

The front gate opens into a pretty front garden with path leading to the front door. The outside roof terrace which is accessed from the second bedroom has a pergola and fitted seating. There is also a shared right of way which leads to the rear of the property where you can store bins etc.



### Location

The property is located in 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 9AZ

What3Words: outlooks.light.connected

## 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: £200,000**

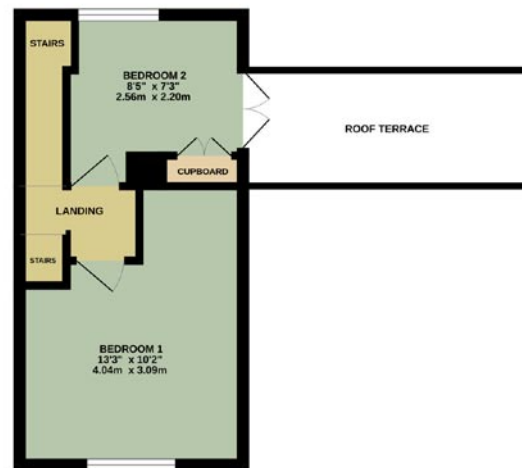
Offices throughout Norfolk & Suffolk:

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.

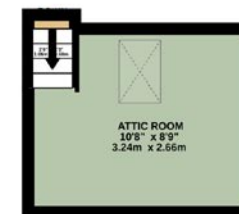
1ST FLOOR  
226 sq ft. (21.0 sq.m.) approx.



GROUND FLOOR  
295 sq ft. (27.6 sq.m.) approx.



2ND FLOOR  
94 sq ft. (8.8 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 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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