



69

Church View,
Harleston, Norfolk



**MUSKER
MCINTYRE**
ESTATE AGENTS

Offered to the market with no onward chain, this refurbished semi-detached bungalow is situated in a popular residential area of Harleston with lovely field views to the rear.

Church View, Harleston

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen
- Two Bedrooms
- Shower Room
- Garage
- Driveway Parking
- Front & Rear Gardens
- Field Views to the rear
- Fully Double Glazed
- Gas Fired Central Heating
- No onward chain



The Property

The entrance door leads into the hallway with loft access hatch and storage cupboard. The kitchen is fitted with a range of matching wall, base and drawer units, work surfaces with inset stainless steel sink, wall mounted gas fired boiler, space for fridge freezer (the washing machine and cooker are included in the sale). A window overlooks the rear and a door leads out to the rear garden. The sitting room has sliding patio doors leading out onto a newly laid patio and a feature fireplace creates an attractive central focal point. The two bedrooms overlook the front aspect. The fully tiled shower room completes the accommodation and comprises a corner shower cubicle, wash basin and WC and has a window to the side

Outside

A driveway provides parking and leads to the single garage with up and over door, power and light connected. The front garden is laid to lawn. A side gate leads to the rear garden which is fully enclosed and laid to lawn with a newly laid paved patio. A side door provides access to the garage, behind which is a useful storage shed.



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

Local Authority:

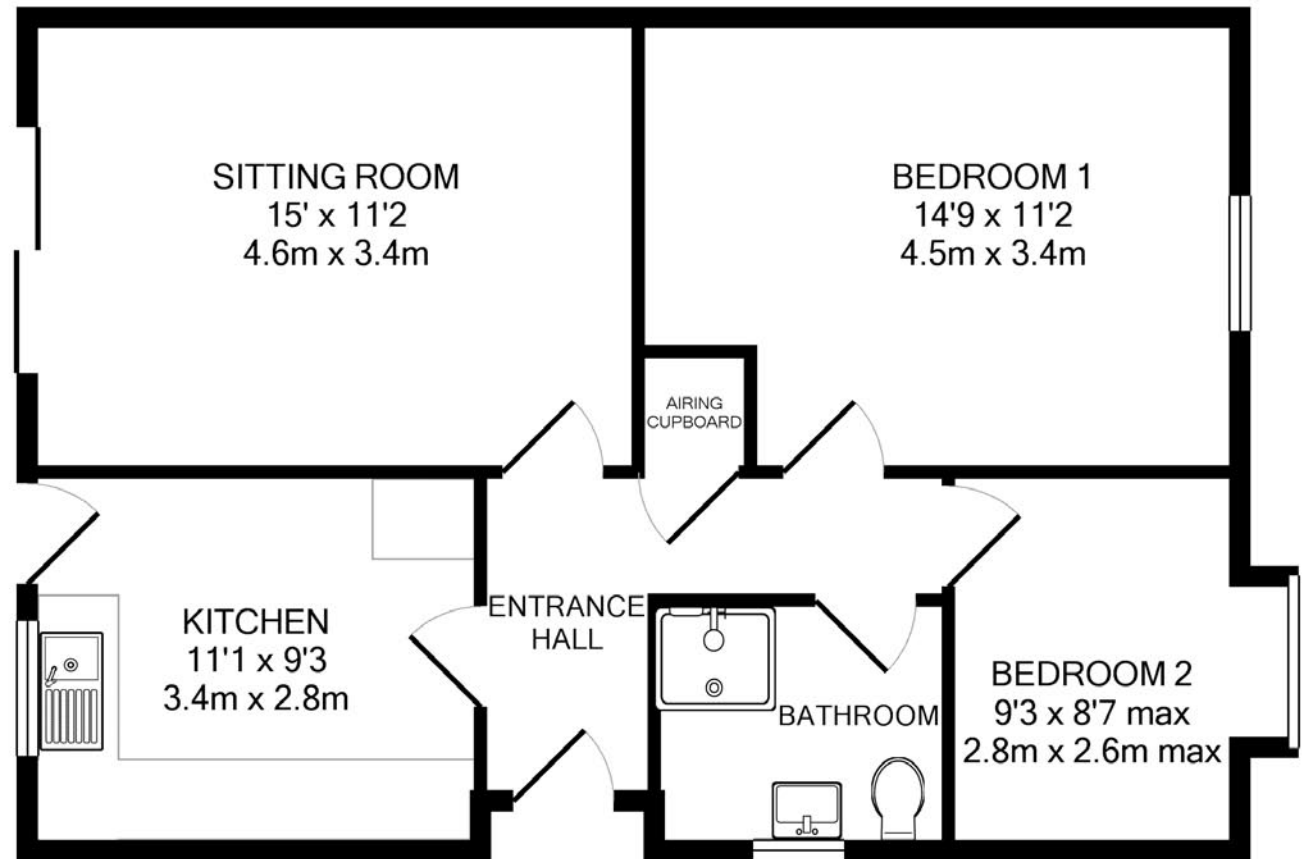
South Norfolk District Council
Council Tax Band: B
Postal Code: IP20 9HR
What3Words: marketing.belong.confetti

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.



Measurements are approximate. Not to scale. Illustrative purposes only
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Guide Price: £255,000

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.



HARLESTON OFFICE

5 London Road
Harleston
Norfolk
IP20 9BH

Tel. 01379 882535

harleston@muskermcintyre.co.uk