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*Shipp's Close,*  
Harleston, Norfolk

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ESTATE AGENTS

Situated in a 'tucked away' location in the centre of Harleston, this charming terraced cottage is full of character and original features and has been tastefully updated and decorated throughout using Farrow & Ball colours. The property is being offered with no onward chain.

Accommodation comprises briefly:

- Sitting Room
- Kitchen
- First Floor Landing
- Bedroom
- Bathroom
- Town Centre Location
- No Onward Chain

## *Shipps Close, Harleston*



### **The Property**

A stable door opens into the sitting room which is full of character with exposed beams, a fireplace housing a wood burning stove, stairs to the first floor with spacious under stair cupboard and window to the front aspect. The kitchen is separated from the sitting room with open studwork timbers and is well fitted with a matching traditional range of wall, base and drawer units, solid block wooden work surfaces with inset 1 ½ bowl sink, integrated fridge, washing machine, built-in oven and hob with extractor over.

Stairs rise to the first floor landing with window to the rear aspect and door to the bedroom with airing cupboard housing the water tank with slatted shelving, a further spacious built-in cupboard and window to the front aspect. The bathroom has a suite comprising panelled bath with shower attachment, low level WC and pedestal wash basin, window to the rear aspect and heated towel rail.

### **Outside**

Shipps Close is accessed through a shared entrance where the property will be found on the left hand side.



### 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 are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation. All fitted blinds, light fittings and carpets are included.

### Services

Electric heating (individual programmable radiators).

Mains drainage, electricity and water are connected.

EPC Rating: E

### Local Authority:

South Norfolk District Council

Tax Band: A

What3words: galloping.should.admire

Postcode: IP20 9BG

### Tenure

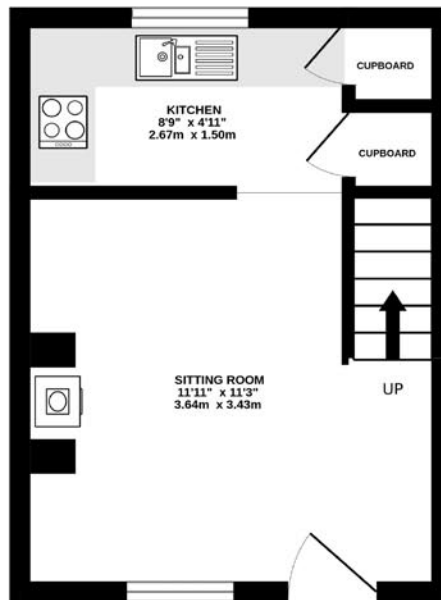
Vacant possession of the freehold will be given upon completion.

### Agents' Note

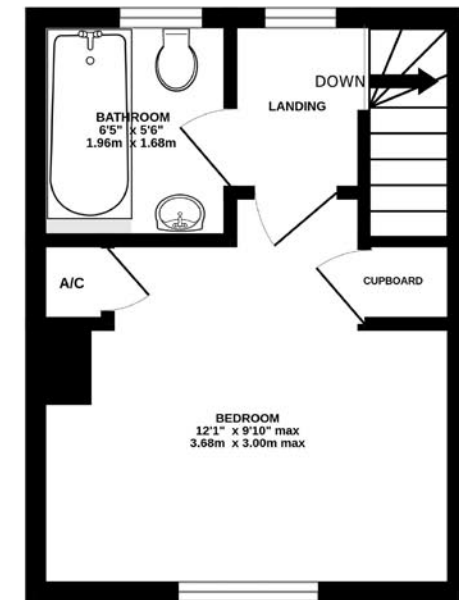
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £160,000**

**GROUND FLOOR**  
190 sq.ft. (17.7 sq.m.) approx.



**1ST FLOOR**  
190 sq.ft. (17.6 sq.m.) approx.



TOTAL FLOOR AREA : 380 sq.ft. (35.3 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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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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