

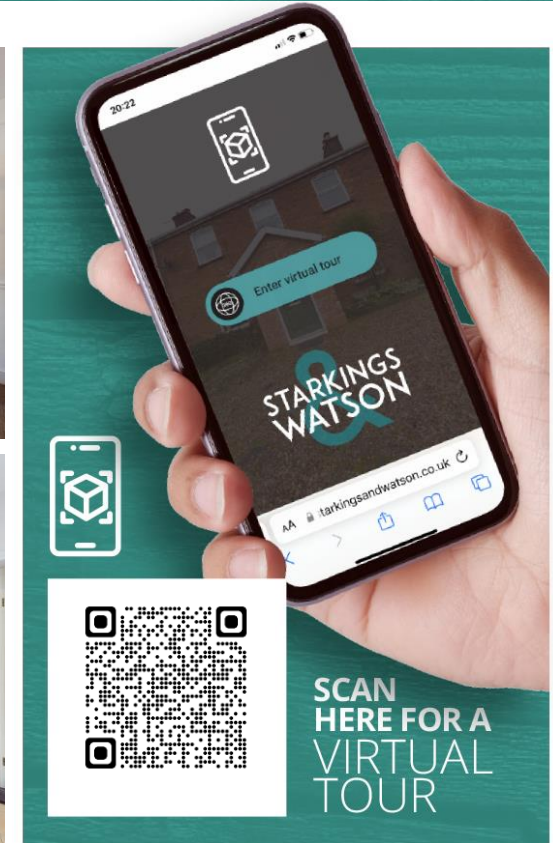
OLD MARKET PLACE

Harleston IP20 9BE

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01986 490590

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**STARKINGS
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- No Chain!
- Characterful Mid-Terrace Home
- On Road Parking
- Courtyard Gardens with Storage
- Hall Entrance
- Two Reception Rooms
- Kitchen/Breakfast Room
- Three Bedrooms & Study

IN SUMMARY

NO CHAIN. With close to 1078 Sq. ft (stms) of accommodation, this CHARACTERFUL Grade II Listed mid-terrace HOME is situated in the heart of HARLESTON, with a wealth of amenities on your door step. With a COURTYARD GARDEN ready for transformation into a WONDERFUL WALLED GARDEN with STORAGE, the property is a blank canvas, and ready to move in. With HIGH CEILINGS, picture rails and deep skirting, the property has a PERIOD FEEL and a wealth of charm. Boasting a HALL ENTRANCE, two reception rooms are both a great size, leading to a KITCHEN/BREAKFAST ROOM and rear porch. Upstairs, THREE BEDROOMS and a useful STUDY ROOM lead off the landing, perhaps with EN SUITE POTENTIAL (stp), along with a FAMILY BATHROOM.

SETTING THE SCENE

With low level brick walling and a low maintenance frontage, a wrought iron gate and steps lead to the main entrance. With mouldings to the windows and doors, the front facade creates a striking entrance.

THE GRAND TOUR

With a period style tiled floor in the entrance hall, the hand crafted stairs lead straight up, with storage under the stairs, a door to the dining room and double doors into the front sitting room. With a feature fire place and attractive storage cupboards with moulded shelves to both sides, a large window offers a view to front, whilst there is ample space for soft furnishings. Heading through the property, the dining room is carpeted, with a window to side and built-in storage cupboard. Adjacent is the sizeable kitchen/breakfast room, offering plentiful storage, with space for a cooker and white goods. A further window faces to side, with a door to a rear porch which in turn leads to the garden. Heading upstairs, the landing is carpeted, with doors leading to all rooms. At the far end you will find the family bathroom - a three piece suite with a built-in airing cupboard and a shower over the bath. three bedrooms can be found to one side, along with a separate study room which could be an en suite or walk-in wardrobe.

THE GREAT OUTDOORS

The rear courtyard offers a hard standing space with painted walls to all sides. Twin built-in brick sheds offer storage to the far end.

OUT & ABOUT

Ideally situated close to the centre of the vibrant market town of Harleston, filled with an excellent selection of everyday amenities and schooling. Full of character with interesting historic buildings and



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Bungay Office on **01986 490590**



shops the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away offers a further range of amenities and a direct train line to London Liverpool Street.

FIND US

Postcode : IP20 9BE

What3Words : ///wink.dangerously.crusaders

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

Approximate total area⁽¹⁾
 1078.26 ft²
 100.17 m²

Reduced headroom
 1.45 ft²
 0.13 m²

