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The Common,
Harleston, Norfolk

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ESTATE AGENTS

Situated on a generous corner plot, overlooking the green, this well presented detached bungalow is conveniently situated for the town centre and benefits from a recently updated kitchen and bathroom, conservatory, garage and off-road parking. The property is being offered with no onward chain.

The Common, Harleston

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Conservatory
- Two Double Bedrooms
- Kitchen/Dining Room
- Bathroom
- Large corner plot
- Garage
- Ample Off-road Parking
- Overlooking the green
- Fully double glazed
- Convenient for town centre
- No onward chain



The Property

The front door opens into the entrance hall with loft access hatch and useful storage cupboard. To the right hand side is the sitting room, a lovely bright room, with a fireplace housing a gas fire and door into the conservatory with double doors leading out to the garden. There are two double bedrooms, the larger of the two has a range of fitted wardrobe cupboards and units. The well fitted kitchen/dining room has ample space for a table and chairs and is fitted with a modern range of grey wall, base and drawer units, built-in Belling double oven and gas hob with extractor over, work surfaces with built-in 1 ½ bowl sink unit, space and plumbing for kitchen appliances and cupboard housing the gas fired boiler. A door leads out to the side garden. The bathroom completes the accommodation and comprises a corner shower cubicle, panelled bath, low level WC, wash basin and heated towel rail.

Outside

A driveway provides off-road parking and leads to the single garage with up and over door and a further gravelled hard standing area in front of the bungalow provides further parking. The bungalow sits on a good sized plot with lawned gardens, established shrub beds and borders and paved seating areas. There is a screened bin storage area. The summerhouse and two timber garden sheds are included in the sale.



Location

The Common is conveniently situated for 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 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: TBC

Local Authority:

South Norfolk District Council
Council Tax Band: c
Postal Code: IP20 9JT
What3Words: command.debut.genetics

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: £270,000

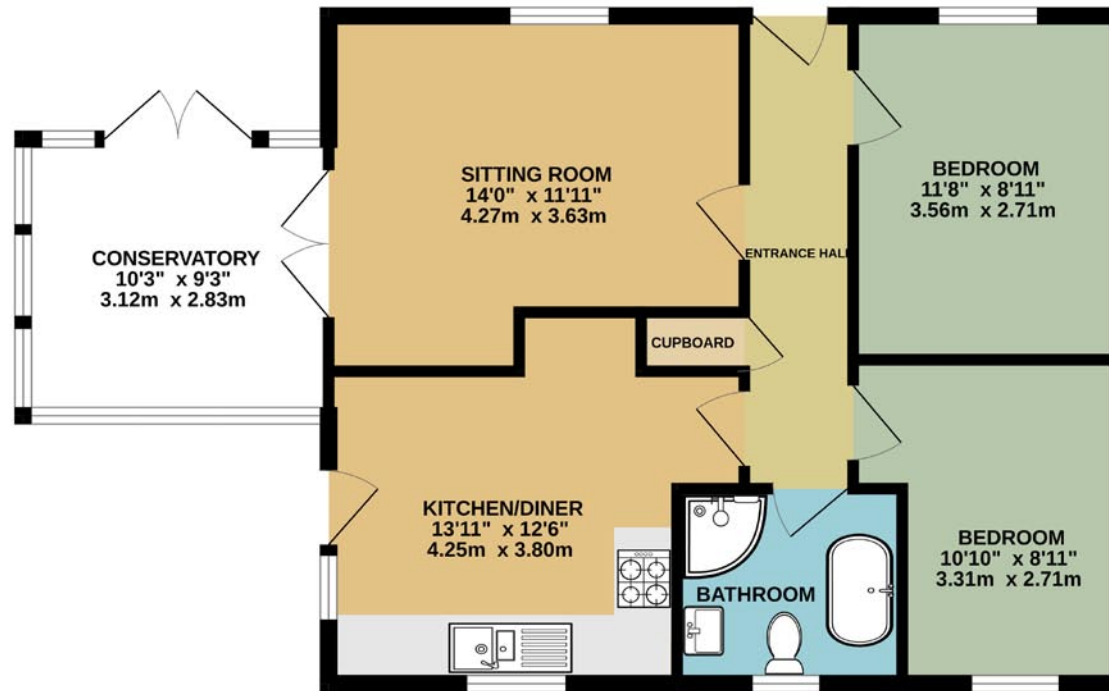
Offices throughout Norfolk & Suffolk:

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.

GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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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To arrange a viewing, please call 01379 882535

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