



Holly Court, Harleston - IP20 9EJ





## Holly Court

Harleston

MOTIVATED VENDOR! This MID-TERRACE BUNGALOW is situated on an OVER 55's DEVELOPMENT in the HEART of HARLESTON, and is offered FREEHOLD. The bungalow is presented in GOOD ORDER and ready to be moved straight into. The external space offers an ALLOCATED OFF ROAD PARKING SPACE within the communal car park as well as a small courtyard style garden to the front of the bungalow suitable for a few pots. Internally you will find a MAIN RECEPTION ROOM to the front, SEPARATE KITCHEN, TWO AMPLE BEDROOMS and a SHOWER ROOM. The property is situated right in the HEART OF HARLESTON and benefits from all the local amenities on offers within the town within an easy walk. You will find uPVC DOUBLE GLAZING and electric storage heating.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- Over 55's Development
- Mid Terrace Bungalow
- Town Centre Location
- Walking Distance To Amenities
- Two Bedrooms
- Separate Sitting Room & Kitchen
- Allocated Parking Space
- uPVC Double Glazing

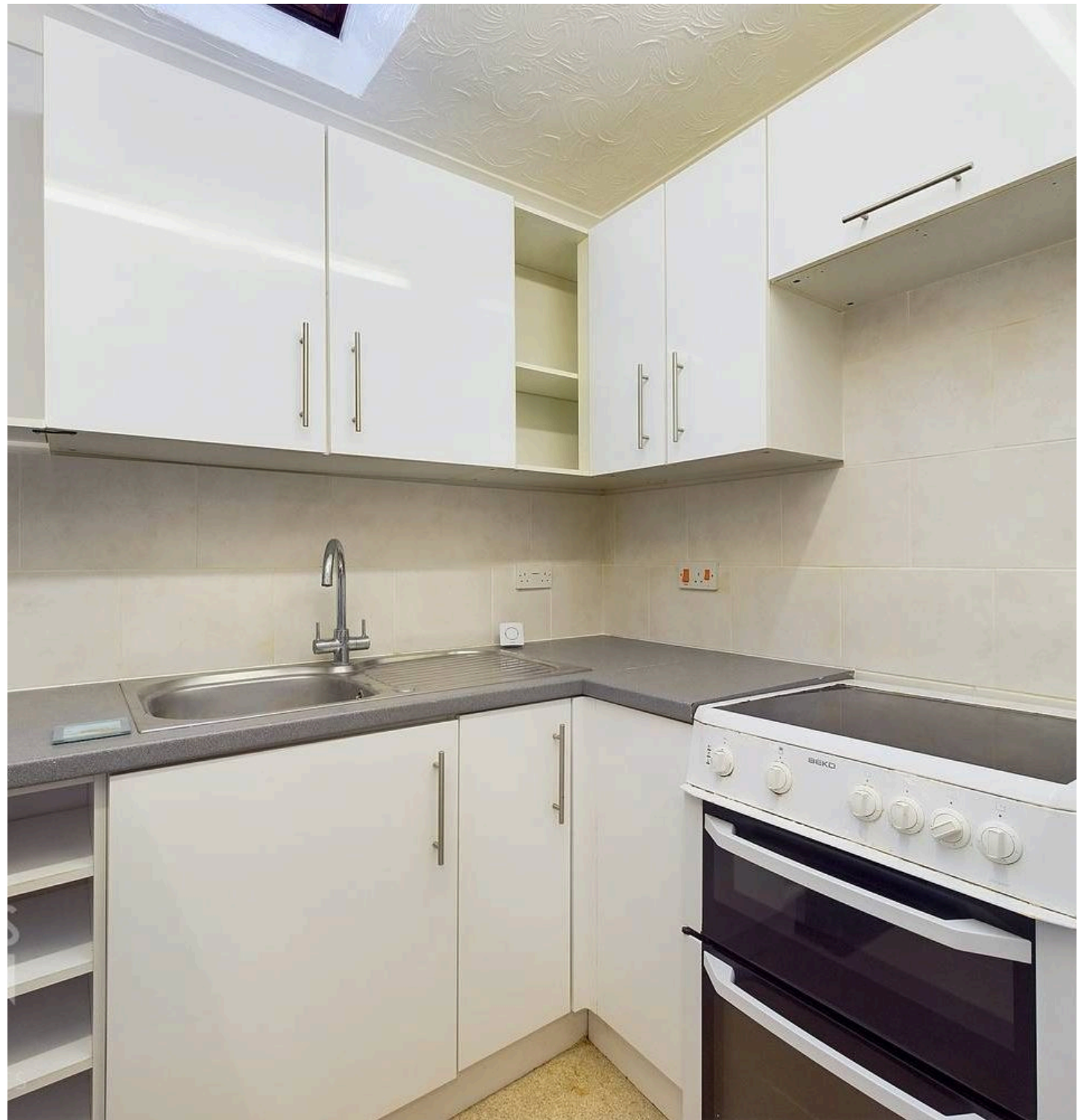
Ideally situated close to the centre of the vibrant market town of Harleston, filled with an excellent selection of everyday amenities and schooling. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away offers a further range of amenities and a direct train line to London Liverpool Street.

#### SETTING THE SCENE

Approached via a hard standing shared approach to Holly Court, the parking space can be found around the corner from the bungalow with a small outside space to the front of the bungalow with the main entrance door to the front.

#### THE GRAND TOUR

Entering via the main entrance door to the front you will find a main reception with bay window to the front as well as electric storage heating. There is a door to the central hallway offering a built in storage cupboard and loft hatch access.





From the hallway there is access to a bedroom at the end of the hallway with velux window. You will find the kitchen adjacent with a range of units with solid worktops over. There is then space in the kitchen for freestanding oven, fridge freezer and washing machine. To the far end of the central hallway there is the main bedroom to the front with space for double wardrobes with the shower room found opposite with a double shower cubicle, w/c and hand wash basin.

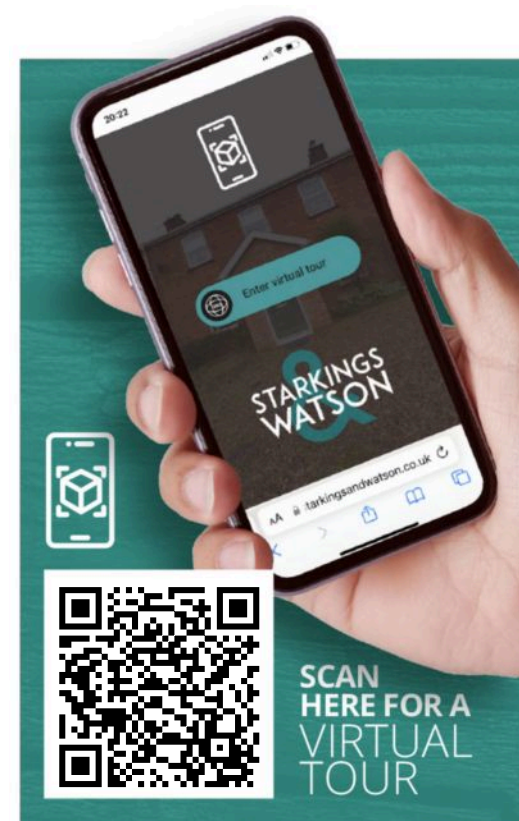
#### FIND US

Postcode : IP20 9EJ

What3Words : ///regal.overtime.original

#### VIRTUAL TOUR

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









## THE GREAT OUTDOORS

There is no formal gardens other than the small courtyard style space to the front of the bungalow providing enough space for a few planting pots. There is the addition of the parking space to the rear of the bungalow.



**Bathroom**  
6'8" x 5'9"  
2.04 x 1.77 m

**Kitchen**  
7'6" x 5'9"  
2.30 x 1.76 m

**Bedroom**  
6'10" x 9'1"  
2.10 x 2.78 m

**Bedroom**  
7'10" x 10'1"  
2.40 x 3.08 m

**Sitting Room**  
13'7" x 9'11"  
4.15 x 3.04 m



**Approximate total area<sup>1)</sup>**  
416.94 ft<sup>2</sup>  
38.73 m<sup>2</sup>

Excluding balconies and terraces

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





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