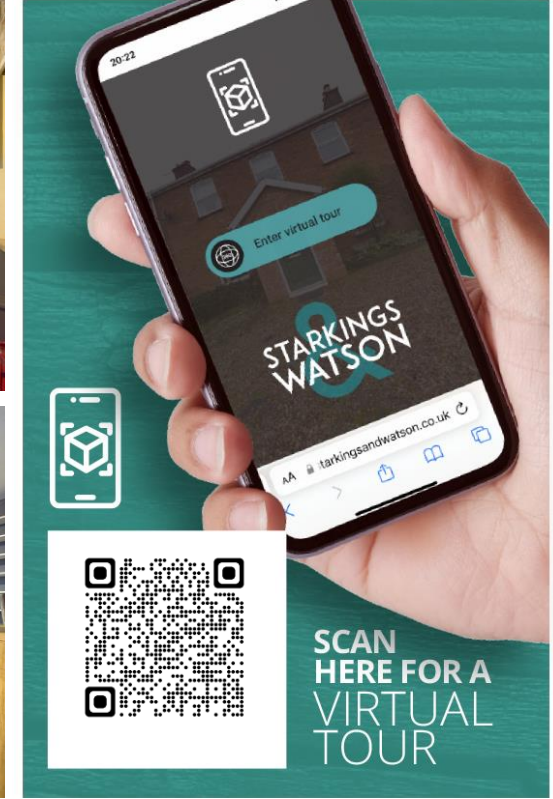


CHURCH STREET Harleston IP20 9BB

Freehold | Energy Efficiency Rating : F

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

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STARKINGS & WATSON

- Commercial Shop & Apartment
- Ground Floor Commercial Unit
- High Street Location
- Apartment On First & Second Floor
- Ideal Buy To Let Option
- Character Features
- Possible Income Of £9000 PA
- Popular Market Town

IN SUMMARY

NO CHAIN! This unique property offers purchasers an opportunity to acquire a MIXED USE COMMERCIAL and RESIDENTIAL DWELLING ideal for letting and producing income with a possible £9000 PA to be made from rental. On the ground floor there is a single room commercial unit with retail usage (previously a vape shop) with good WINDOW SPACE and a W/C. The apartment is arranged over TWO FLOORS with its own ground floor access. Offering a sitting room/kitchen, double bedroom and bathroom, the flat is well proportioned and presented in good order having just been decorated throughout. The property can be found in the HEART of the POPULAR MARKET TOWN of HARLESTON with a wealth of LOCAL AMENITIES on the doorstep.

SETTING THE SCENE

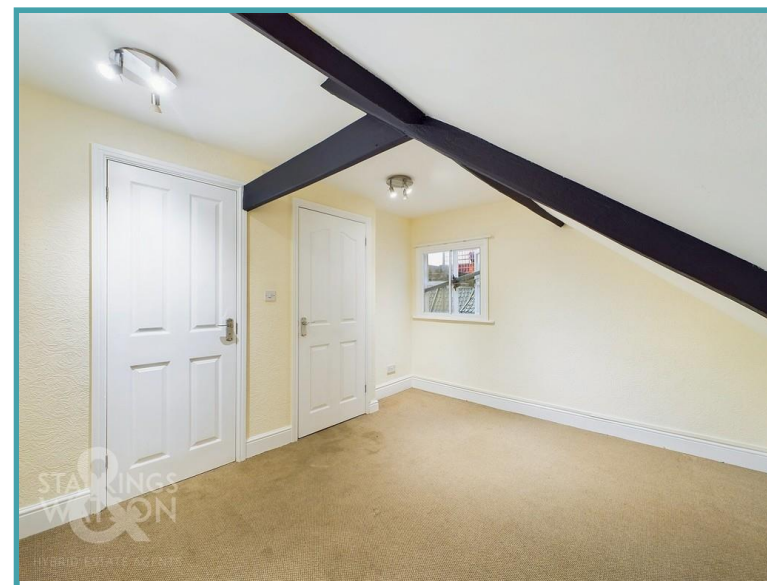
The property is found on Church Street right in the heart of Harleston with parking found nearby in public car parks or on road. There is separate access to the shop from the ground floor with its own access and a separate access adjacent to the apartment from the ground floor level.

THE GRAND TOUR

Starting with the commercial unit on the ground floor there is a self-contained entrance door to the side leading into the shop. The shop comprises of one single room with large window frontage and display area with wood effect flooring and shelving. You will also find electric panel heaters. Beyond there is a w/c with electric water heater. Adjacent to the shop there is a separate access from ground floor level to the apartment with a stair well with stairs leading to the first floor landing with storage cupboard and stairs to the second floor landing. There is a door to the kitchen/sitting room with a lovely big window to the front allowing plenty of natural light. The kitchen offers a range of fitted storage and worktops over with space for various white goods including a free standing oven. Heading up to the top floor there is another landing space with access to the main bedroom and bathroom leading off. The bathroom offers a bath, w/c and hand wash basin with fitted storage. The property is Grade II listed and offers electric panel and storage heaters. The property is also currently undergoing a full re-decorate externally hence the scaffolding.

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 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.



To arrange an accompanied viewing please call our Bungay Office on **01986 490590**



FIND US

Postcode : IP20 9BB

What3Words : ///screen.pushover.doormat

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised the property is in the local conservation area but is not Listed and comprises of a commercial premises on the ground floor as well as residential apartment on the first and second floor.

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.

Reduced headroom
 (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area¹
 524.66 ft²
 48.74 m²
 Reduced headroom
 48.04 ft²
 4.46 m²

