



*Gothic Close,*  
Harleston, Norfolk



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Aspacious two bedroom semi-detached bungalow, situated in a quiet cul-de-sac location with a single garage and a good sized rear garden. The property is offered to the market with no onward chain.

**Accommodation comprises briefly:**

- Entrance Hall
- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom
- Driveway Parking
- Single Garage
- Generous Rear Garden
- No Onward Chain

## *Gothic Close, Harleston*



### **The Property**

The side entrance door opens in the hallway with airing cupboard, further storage cupboard and loft access hatch. The spacious sitting room has a large picture window to the front aspect and a door into the kitchen which can also be accessed from the hall. The kitchen is well fitted with a matching range of wall, base and drawer units, work tops with inset stainless steel sink, built-in oven and electric hob with extractor over, wall mounted gas fired boiler and window to the front aspect. A washing machine and fridge are included in the sale. There are two double bedrooms which overlook the rear garden, the larger bedroom has double doors leading out to a decked seating area, offering attractive views over the garden. The bathroom comprises a panelled bath, WC and wash basin set in a vanity unit and has a window to the side.

### **Outside**

A driveway provides off-road parking and leads to the single garage with up and over door. The front garden is laid to shingle and planted with a selection of shrubs. A side gate leads into the rear garden which is a good size and fully enclosed. Mainly laid to lawn with a paved patio and shrub borders, there is also a mature apple tree, a greenhouse and timber garden shed.





## Location

The property 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.

### 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.

### Services

Gas central heating and hot water.

Mains drainage, electricity and water are connected.

EPC Rating: C

### Local Authority:

South Norfolk District Council

Council Tax Band: B

Postal Code: IP20 9JU

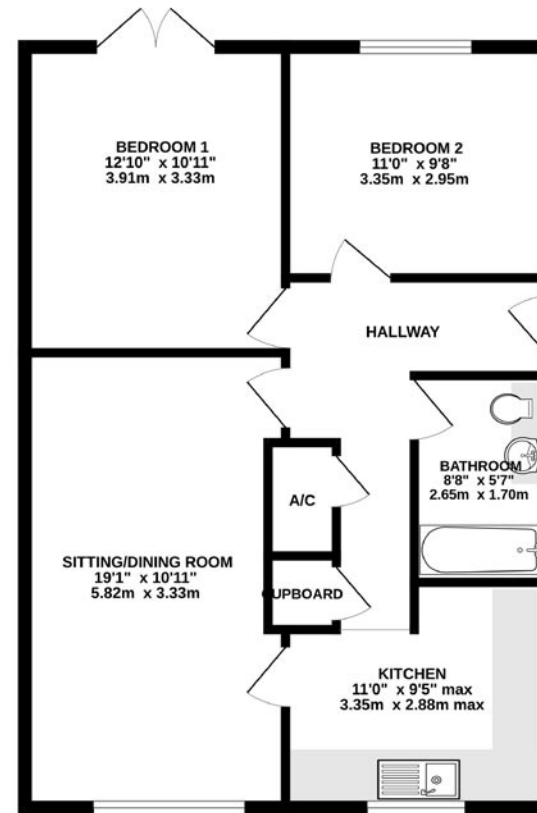
### Tenure

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.

GROUND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



**Guide Price: £245,000**

TOTAL FLOOR AREA: 700 sq.ft. (65.0 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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