



*Redenhall Road,*  
Harleston, Norfolk



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ESTATE AGENTS

A detached bungalow, conveniently situated for the town centre and offered to the market with no onward chain. The property would benefit from some updating and features two double bedrooms, a spacious conservatory, garage and driveway parking.

#### Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen
- Two Double Bedrooms
- Conservatory
- Bathroom

#### Outside

- Single Garage
- Driveway Parking
- Low Maintenance Rear Garden
- Convenient for the town centre

#### The Property

Steps lead up to an open porch with front door leading into the spacious hallway with loft access and cupboard housing the hot water tank. The sitting room is on the right hand side with feature brick fireplace, box bay window to the front aspect, further window to the side and double doors opening onto the front porch. The kitchen is well fitted with a matching range of wall, base and drawer units, work tops with inset stainless 1 ½ bowl sink unit, built-in electric oven and gas hob with extractor over, space and plumbing for a washing machine, wall mounted gas fired boiler, window to rear aspect and door leading into the spacious conservatory with tiled floor and doors to either side opening out to the rear garden. There are two double bedrooms, both with built-in wardrobe cupboards and the bathroom with suite comprising a large corner bath with seat, fully tiled shower cubicle, WC and pedestal wash hand basin.

#### Outside

The property is approached up a sloped brick weave driveway which provides parking and leads to the single garage with up and over door, power and light connected. The front garden is laid to lawn and planted with shrubs with steps leading up to the porch and front entrance door. A side gate provides access to the rear garden which is fully enclosed and laid with paving for easy maintenance. There is a timber garden shed and outside tap.

## *Redenhall Road, Harleston*





## 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: TBC

### Local Authority:

South Norfolk District Council  
Council Tax Band: C  
Postal Code: IP20 9HB

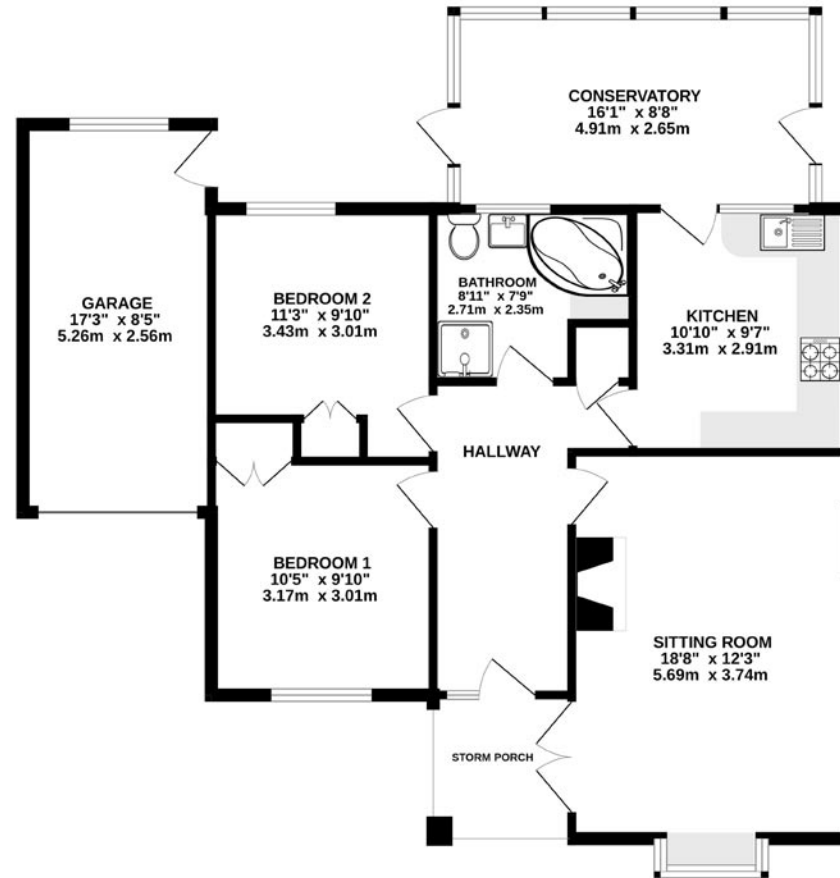
### Tenure

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 1012 sq.ft. (94.1 sq.m.) approx.



TOTAL FLOOR AREA: 1012 sq.ft. (94.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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**Guide Price: £325,000**

To arrange a viewing, please call 01379 882535

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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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