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*Broad Street,*  
Harleston, Norfolk

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M<sup>C</sup>INTYRE  
ESTATE AGENTS

A charming Grade II listed mid-terraced cottage, believed to date back to 1640 and situated in the centre of Harleston. The cottage is full of character with exposed timbers throughout and an inglenook fireplace and is offered to the market with no onward chain.

## *Broad Street, Harleston*

### Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen
- Bathroom
- First Floor Landing
- Two Bedrooms

### Outside

- Small Front Garden
- Town Centre Location



### The Property

The front door opens in the entrance hall with stairs rising to the first floor accommodation with useful under stair storage cupboard. To the left hand side is the spacious sitting room which overlooks the front aspect with a brick inglenook fireplace creating a central focal point. A door leads into the kitchen which is well fitted with a matching range of cream wall, base and drawer units, work tops with inset stainless steel sink and window to the rear aspect. A free standing cooker, washing machine and fridge are included in the sale. Back in the hallway a door leads into the bathroom with window to the rear aspect, panelled bath with shower attachment, WC and pedestal wash hand basin.

Stairs rise to the first floor landing with airing cupboard housing the hot water tank and further useful eaves storage. Two bedrooms overlook the front aspect, the bigger of the two with two built-in open cupboards with hanging rail.

### Outside

To the front of the cottage there is small front garden.

Agents Note: There is no back garden or parking, however there is free car parking nearby.



## Location

The property is situated in 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

Electric Storage Heating – New Dimplex Quantum Storage Heaters installed in 2019. Immersion heater for the hot water

Mains drainage, electricity and water are connected.

EPC Rating: E

## Local Authority:

South Norfolk District Council

Council Tax Band: B

Postal Code: IP20 9AZ

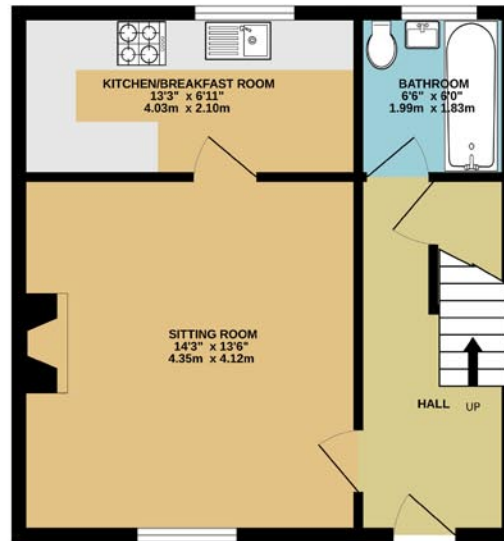
## Tenure

Vacant possession of the freehold will be given upon completion.

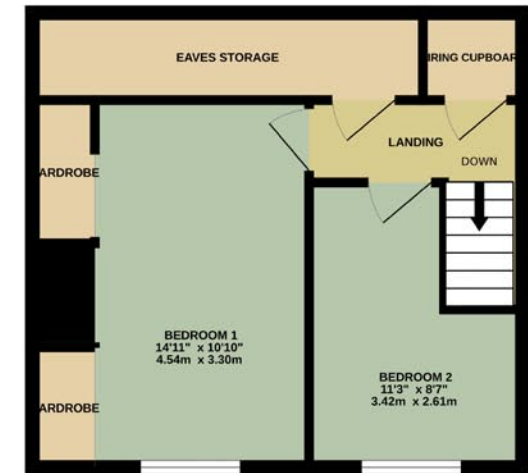
## Agents' Note

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  
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.1 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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**Guide Price: £225,000**

**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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