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*Titlow Road,*  
Harleston, Norfolk

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ESTATE AGENTS



A three bedroom end of terrace property, conveniently situated for the town centre and requiring some updating. The property benefits from gardens to the front and rear and is offered to the market with no onward chain.

## *Titlow Road, Harleston*

### Accommodation comprises briefly:

- Entrance Porch
- Hallway
- Sitting Room
- Cloakroom
- Utility/Store Room
- Kitchen
- Conservatory
- First Floor Landing
- Three Bedrooms
- Wet Room

### Outside

- Gardens to the front and rear
- Convenient for the town centre



### The Property

A Upvc door opens into the entrance porch with further door leading into the hallway with stairs rising to the first floor, cloaks cupboard, a cupboard housing the oil fired boiler and two further storage cupboards. To the right hand side a sliding door opens into the sitting room with large window to the front aspect. At the end of the hallway there is a cloakroom with WC and corner wash basin and a door leading into the utility room/store with plumbing for a washing machine and external door leading out to the rear garden. A further door leads into a storage room. The kitchen overlooks the rear garden, is a good size and fitted with a matching range of wall, base and drawer units. There is a double built-in oven, electric hob with extractor over, integrated dishwasher, fridge and freezer and worktops with inset stainless steel sink unit and drainer. Sliding doors open into a spacious conservatory with double doors leading out to the garden. Stairs rise to the first floor landing with loft access hatch, airing cupboard housing the hot water tank and further storage cupboard. There are three bedrooms, two double and a large single and a wet room with shower, WC and wash basin.

### Outside

The front garden is laid to lawn with a path leading to the entrance door. A further path to the right hand side of the property leads to a timber gate opening into the rear garden. The garden is fully enclosed and laid to lawn with established shrub borders and timber garden shed. Agents Note: Although there is currently no off-road parking there is potential to create a parking area in front of the house (subject to the necessary planning consents).





### 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

Oil fired central heating and hot water.  
Mains drainage, electricity and water are connected.  
EPC Rating: D

## Local Authority:

South Norfolk District Council  
Council Tax Band: B  
Postal Code: IP20 9DH

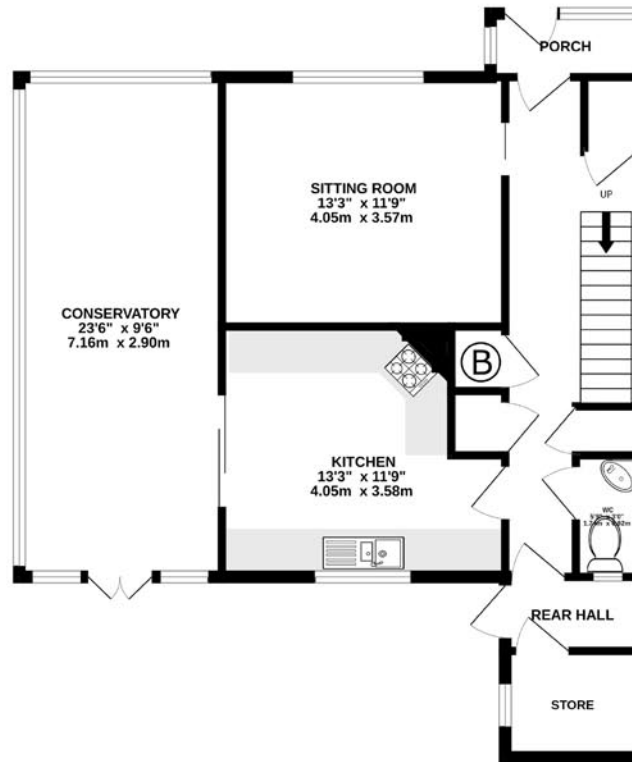
## Tenure

Vacant possession of the freehold will be given upon completion.

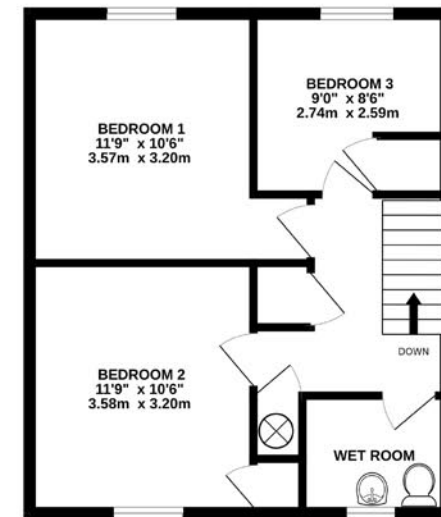
## Agents' Note

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  
755 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1214 sq.ft. (112.8 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: £220,000**

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Diss	01379 644822
Bungay	01986 888160
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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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