



Bullfinch Drive,
Harleston, Norfolk



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ESTATE AGENTS

A well presented top floor leasehold apartment with lovely views overlooking the green and conveniently situated for the town centre. The property features two double bedrooms, an en-suite shower room to the master bedroom as well as an allocated parking space.

Accommodation comprises briefly:

- Entrance hall
- Sitting/dining room
- Kitchen
- Master bedroom with en-suite shower room
- Further bedroom
- Family bathroom

Outside

- Designated parking
- Communal gardens/drying areas
- Convenient for the town centre

Bullfinch Drive, Harleston



The Property

The flat is entered via a communal entrance hall via buzzer entry phone, with further door leading out to the communal gardens and parking at the rear of the property. The apartment is located on the top floor and has a spacious entrance hall with a useful storage cupboard and loft access hatch. The sitting/dining room is double aspect giving a light and airy feel and has double opening glazed doors to the kitchen. The kitchen is well fitted with a range of matching wall, base units and drawer units with contrasting work tops including a built-in electric oven and hob with space for washing machine and fridge/freezer. The master bedroom is again double aspect with views overlooking the green and has built-in wardrobes and door leading into the en-suite shower room comprising a fully tiled shower cubicle, wash hand basin and WC. The second bedroom also has a built-in wardrobe and a further cupboard housing the gas fired boiler. The family bathroom has a white three piece suite comprising bath with shower over, WC and wash hand basin.

Outside

The property comes with a designated parking space and visitors parking and a communal garden/drying area.



Location

The property is situated close to the centre of Harleston, a small vibrant market town, nestled in the beautiful Waveney Valley, some 20 miles inland from the Suffolk Heritage Coast. The town's history is reflected in its Georgian town houses, fine timber buildings and other landmarks such as the Italianate clock tower. Harleston boasts an impressive array of independent shops, as well as doctors surgery, dentist, bank, post office, chemist, hotels, pubs and garage. There is free parking in the centre of town where a number of food outlets and coffee shops can be found, small supermarkets, as well as a market every Wednesday selling fresh produce. There are local schools, a library and a community centre. Diss, just a 15 minute drive away boasts a direct line train to London Liverpool Street station.

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 fired central heating and hot water (new boiler installed in 2021)

Mains drainage, water and electricity are connected.

Energy Rating: C

Local Authority:

South Norfolk District Council

Council Tax Band: A

Postal Code: IP20 9FE

Tenure

Leasehold. Lease term = 125 yrs granted 1/1/2007 (107 yrs remaining)

Ground Rent = £230.00 per annum

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.

Guide Price: £159,000

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

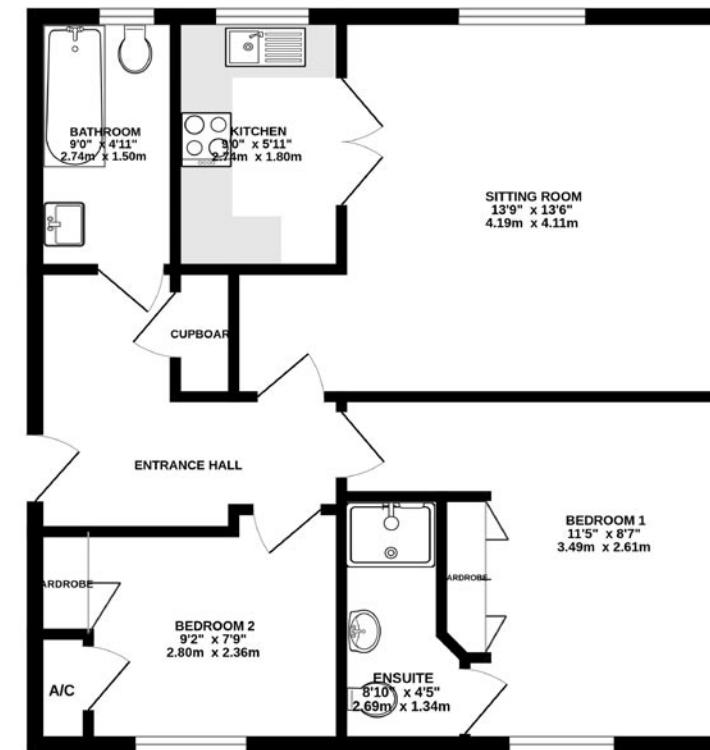
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed 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.

GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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 guarantee is given as to their accuracy or completeness. They are for guidance only and should be checked by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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