Broad Street,
Harleston, Norfolk

MUSKER McINTYRE
ESTATE AGENTS

Broad Street, Harleston

A charming Grade II listed cottage, situated in the centre of the town and offered to the market with no onward chain. The original part of the cottage dates from the 1700's with a later Victorian addition to the front and is full of character with exposed beams in many of the rooms. There are two double bedrooms and a further attic room which would make an ideal home office/hobby room.

Accommodation comprises briefly:

- Sitting Room
- Kitchen
- First Floor Landing
- Two Double Bedrooms
- Bathroom
- Attic Room

The Property

The front entrance door opens into the sitting room with stairs rising to the first floor and window to the front aspect. Open stud work separates the living space from the kitchen area. With plenty of space for a table and chairs, the kitchen is well fitted with a matching range of wall, base and drawer units. There is ample work top space with plumbing for a washing machine under and a further space for a dishwasher. An oven and hob have been cleverly fitted into the former brick fireplace. New floor coverings have been recently fitted in the sitting room and kitchen.

Stairs rise from the sitting room to the first floor landing with cupboard housing the gas fired 'combi' boiler. There are two double bedrooms, the larger of which has a range of built-in wardrobes, exposed beams and a window to the side aspect. Both bedrooms have had new carpets recently laid. The bathroom comprises a bath with electric shower over, WC and wash basin with storage cupboard under. From the landing a fixed set of steps lead up to the spacious attic room with skylight window and doors opening to the loft space. This would make an ideal home office/hobby room.

Outside

The cottage is situated in the centre of the town and although the property itself has no outside space there is plenty of free parking nearby.

Location

The property is conveniently 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

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

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.

Guide Price: £179,000

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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