The Property

A painted front door opens into entrance hallway with access to all ground floor accommodation and stairs leading to the first floor. The cloakroom can be found to the right hand side with window to side aspect and comprises WC and hand wash basin. The sitting room lies to the rear of the property and features window to the rear, door leading out to the rear garden and a useful understairs storage cupboard. The kitchen is fitted with a range of matching base, wall and drawer units, stainless steel sink unit, space and plumbing for washing machine, space for freestanding cooker, wall mounted gas fired boiler and window to front aspect.

Stairs rise to the first floor landing with access hatch to the loft space and door to airing cupboard housing the hot water tank with slatted shelving. The master bedroom overlooks the rear garden and benefits from built-in wardrobe cupboards. There is a further single bedroom with window to the front aspect. The shower room comprises large shower cubicle with overhead drencher shower, low level WC, pedestal wash hand basin and window to front aspect.

Outside

The pretty, low maintenance rear garden is fully enclosed with gate leading to the parking area at the rear where there is an allocated space. There is an outside light and tap and a timber garden shed which is included in the sale.

Accommodation comprises briefly:-

- Entrance hall
- Cloakroom
- Kitchen
- Sitting room
- Two bedrooms
- Shower room
- Enclosed rear garden
- Allocated parking space
- Conveniently situated for the town centre

Two bedroom end of terrace house set in a popular development, built in 2010 by the highly regarded Hopkins Homes and conveniently located close to the centre of Harleston.

Diss - 10.8 Miles
Bungay - 7.8 Miles
Norwich - 19.7 Miles

Tudor Rose Way, Harleston
Location

The property is situated in Tudor Rose Way, conveniently situated for the town centre. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, Harleston is 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, delicatessen 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 in 100 minutes.
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.

Fixtures & Fittings
All fixtures and fittings included 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 water
Mains drainage, water and electricity.
EPC rating: C

Local Authority:
South Norfolk District Council
Council Tax Band: B
Postal Code: IP20 9QH

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: £175,000

To arrange a viewing, please call 01379 882535

www.muskermcintyre.co.uk

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