



1 Kenninghall Road | East Harling | NR16 2QG

Asking Price £215,000

twgaze

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2 bedroom end terrace cottage. Single garage and driveway space. Would benefit from some modernisation. Nice size garden with two storage outbuildings. Short walk to village facilities. No onward chain.

- End terrace, 2 bedroom cottage
- Gas central heating
- Conservatory
- Good spot within the village and a short walk to the facilities
- Garden to rear with two storage outbuildings
- Single garage and driveway space
- Would benefit from modernisation
- No onward chain

## Location

East Harling is one of the best served villages in the area, retaining a variety of shops and other facilities including two public houses, junior school, doctors practice, dentist, chemist, various sports and other clubs and has a real community feel. The surrounding area is great for walkers and cyclists with 'Quiet Lanes' and the vast area of Forestry Commission woodland which is open to the public. Access from East Harling is very good with the A11 just a few miles away providing a swift route to Norwich (20 miles) to the north east and Newmarket (30 miles) to the south west and then connecting to the A14. The fine old town of Bury St Edmunds is just 18 miles away. For the commuter there are train stations at Thetford (Norwich to Cambridge line) and Diss (Norwich to London Liverpool Street line).





## The Property

The cottage is an ideal first time buyer opportunity and allows the next owner/s to 'add their own stamp' to modernising the fittings and decor. The accommodation layout is typical for its age, with front sitting room leading through to a kitchen and ground floor bathroom, along with a useful conservatory. Stairs in the kitchen lead up to both bedrooms (double and a single).

## Outside

Concrete driveway allows space for one vehicles, in-turn leading to a single garage which has an electric roller door. The garage has power and lighting and is split into two sections - the back section could easily be used as a workshop and has a personal door to side). A pathway leads between the cottage and garage, opening into a generous rear garden which is laid to lawn and stocked with shrubs and flowers to borders. There are two storage outbuildings, greenhouse and further garden which requires some clearing.

## Services

Mains electricity, water and drainage are connected. Gas fired central heating system (back boiler) to radiators.

Agents notes: There is a right of access in favour of the neighbouring property, which runs past the garage and around the back of the cottage.

## Viewing

By arrangement with TW Gaze

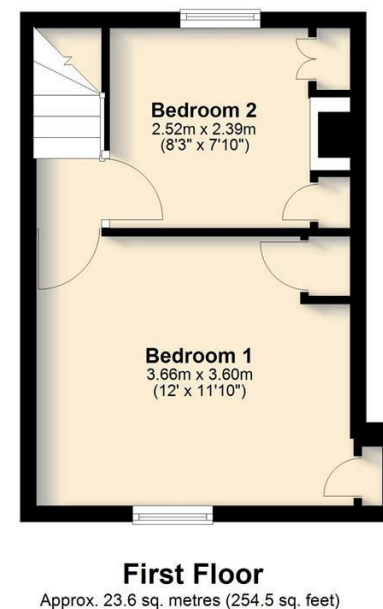
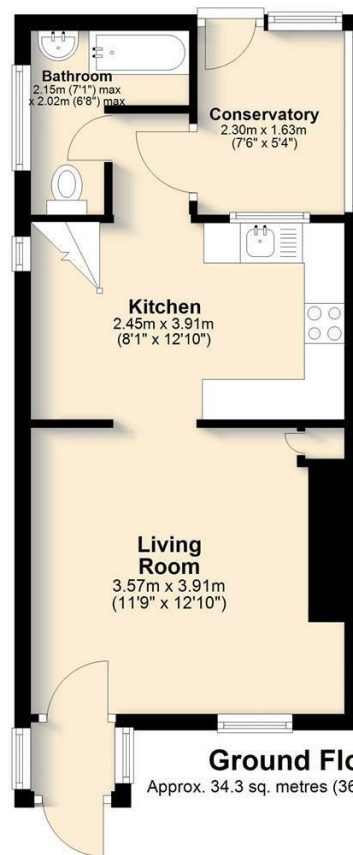
## How to get there

What3words: [///removable.duplicity.rigs](https://www.what3words.com/#!/removable.duplicity.rigs)

Council tax: TBC

Freehold

Ref: 2/19990



Total area: approx. 58.0 sq. metres (624.2 sq. feet)

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