



Magpie Court | Harleston | IP20 9JW
Asking Price £165,000

twgaze

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Well appointed two storey property located on an over 55 years development. Town centre position and just a short walk to the shops. 1 bedroom. Bright living/dining room with patio doors onto 'cottage style' garden. Driveway with space for two vehicles. No chain.

- Town centre location, just a short walk to the shops
- First floor double bedroom
- Driveway space for a couple of vehicles
- Over 55' years restricted residence
- Spacious living/dining room
- Bathroom and ground floor W.C
- Low maintenance, walled 'cottage style' garden
- No onward chain

Location

The property is nicely tucked away, yet located within easy reach of the shops and all the facilities that Harleston has to offer. Harleston is a pretty town found just off the A143, with period properties dotted throughout the centre.

There are a good selection of day-to day shops, cafes, restaurants and pubs, along with small businesses and a national supermarket, such as the Co-op. Just a short drive from the town is the picturesque Waveney Valley - an exceptional place to enjoy nature, along with the numerous recreational walks to ramble. Harleston is well placed for access to the Suffolk coastline and to explore other interesting border towns, including Diss, Beccles and Bungay.





The Property

This is a nicely proportioned house benefiting from an ideal amount of space for a mature single person or couple, due to the over 55 years restriction. The living/dining room is spacious, with good levels of light enhanced by the glazed patio door opening out to the rear garden. This lovely outlook onto the walled 'cottage style' garden exudes a sense of country living, whilst having the real benefit of town centre living with useful amenities right on your doorstep!

Outside

Driveway space running beside the property allows parking space for a couple of vehicles. A gate provides access into the enclosed and walled garden. The space is low maintenance offering good space for a seating area and plenty of potted plants. Adjacent to the entrance door is a handy lockable cupboard, ideal for storing garden tools.

Services

Mains electric, water and drainage are connected. Gas fired central heating system

Agent notes:

Along with other properties, the owner shall be required to contribute towards upkeep and maintenance of the common areas within the development.

An exchange of contracts is conditional of the Grant of Probate being issued.

How to get there:

What3words [///reworked.foil.clotting](#)

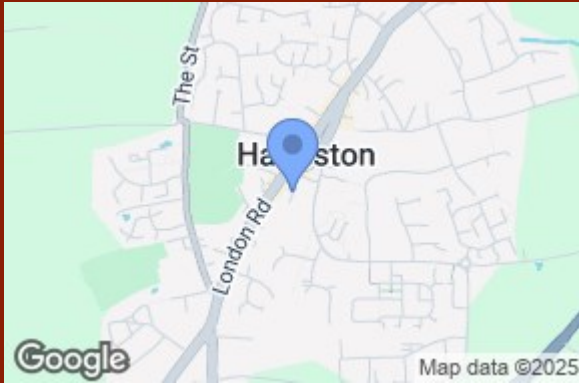
Viewing:

By appointment via TW Gaze

Freehold

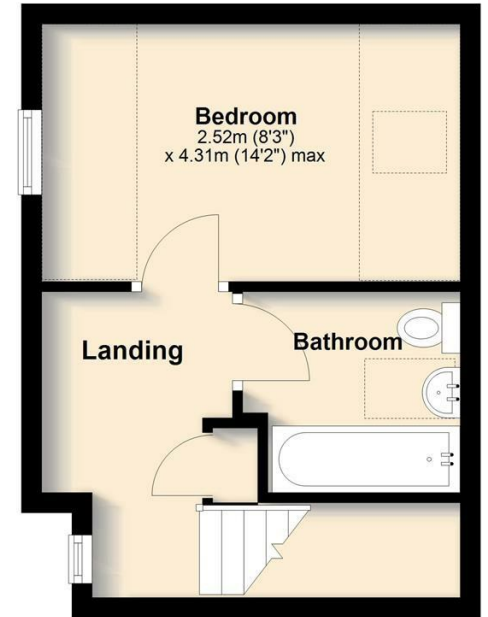
Council Tax: B

Ref: 2/20018/RM



Ground Floor

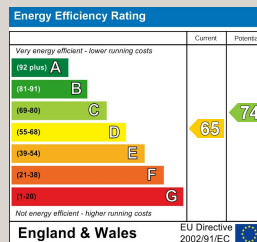
Approx. 28.4 sq. metres (305.5 sq. feet)



First Floor

Approx. 23.0 sq. metres (247.9 sq. feet)

Total area: approx. 51.4 sq. metres (553.4 sq. feet)



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