

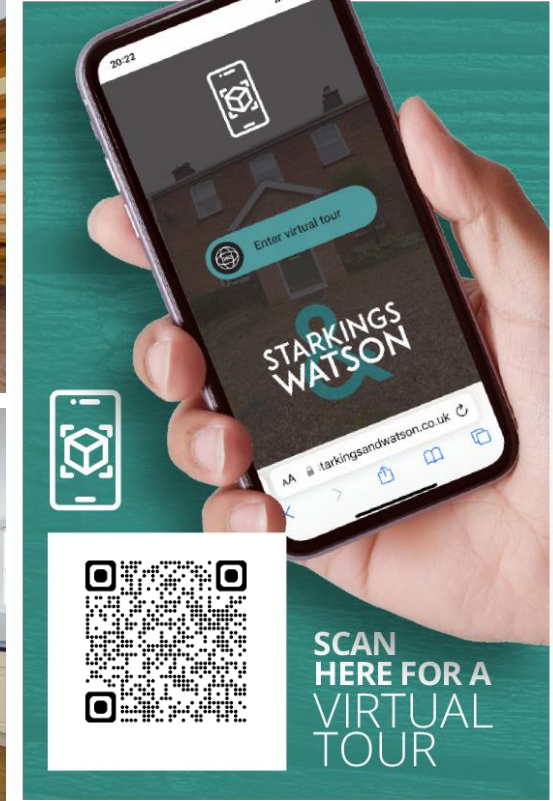
EXCHANGE STREET

# Harleston IP20 9AB

Freehold | Energy Efficiency Rating : N/A

To arrange an accompanied viewing please pop in or call us on 01986 490590

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Town Centre Location
- Unique Period Home
- Character Features Throughout
- Large Sitting Room
- Separate Kitchen/Dining Room & Utility
- Four Bedrooms Over Two Floors
- Family Bathroom & W/C
- Ideally Situated For All Local Amenities

#### IN SUMMARY

NO CHAIN! Located right in the HEART OF HARLESTON on Exchange street is this GRADE II LISTED ATTACHED COTTAGE with period features offering a lot more accommodation than you might first expect extending to over 1100SQFT (stms). Arranged over three floors the house offers a large sitting room and separate kitchen/dining room with side lobby and w/c on the ground floor. On the first floor there are TWO GENEROUS BEDROOMS off the landing with a family bathroom. On the top floor you will find another TWO GENEROUS BEDROOMS leading from one to the other. Being located in the centre of Harleston means there is no parking although there is plenty of free town centre parking options available. The property benefits from gas fired central heating and some double glazed windows. The property is filled with original character and charm and would make an ideal holiday home, investment or even family home!

#### SETTING THE SCENE

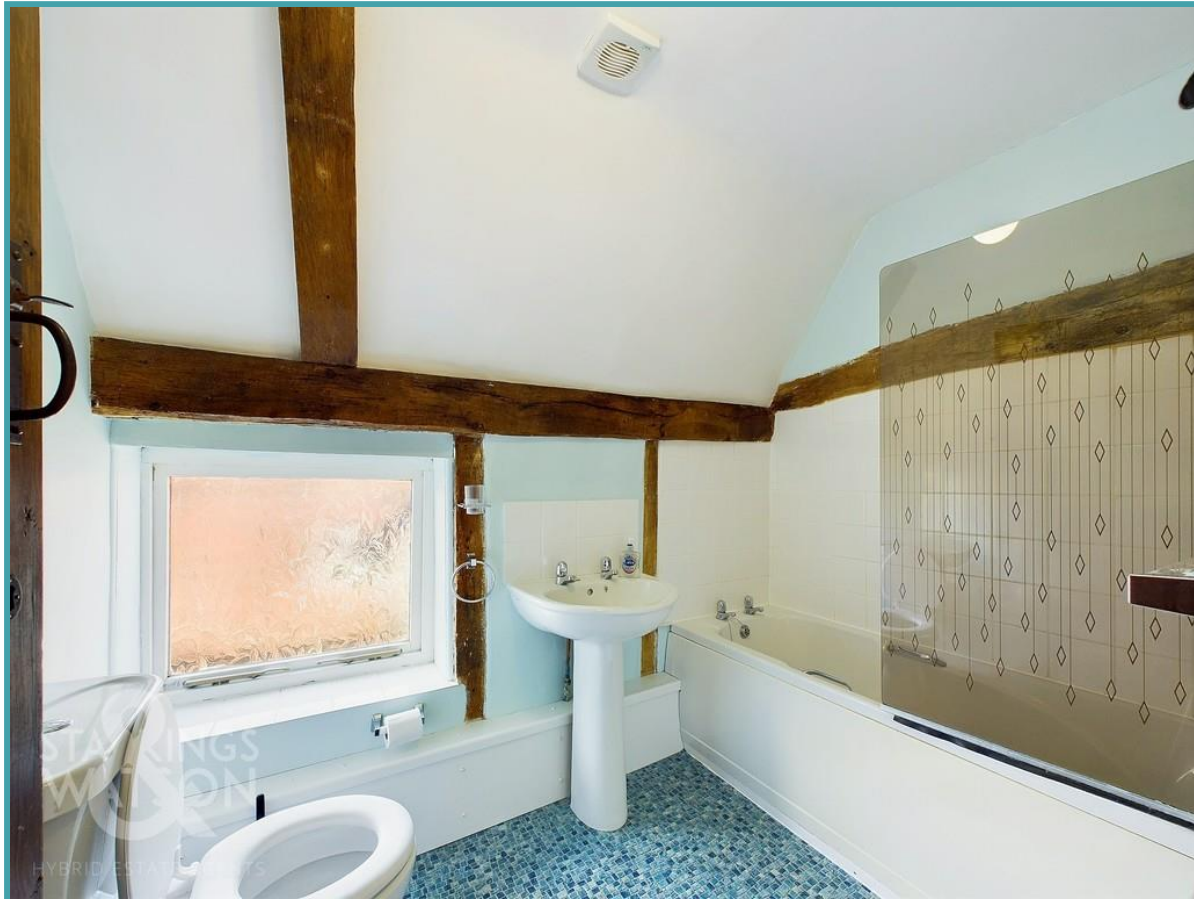
Approached from Exchange Street in the heart of the town centre there is a door to the side leading into the side lobby, a traditional front door into the kitchen and a door to the other side leading into the sitting room from the right of way.

#### THE GRAND TOUR

Entering via the main entrance door to the side you will find the sitting room. A characterful room with exposed beams and stairs to the first floor. The tiled flooring leads you through to the kitchen at the front of the house. The kitchen offers a range of fitted units with rolled edge worktops over. There is an integrated electric oven and gas hob as well as space for washing machine and dishwasher. The gas boiler can be found in the kitchen as well as the front door onto Exchange Street. To the side is the side lobby with door as well as the ground floor w/c. Heading up to the first floor landing there is a storage cupboard as well as inner landing leading to the 2nd floor. On the first floor there are two bedrooms and a bathroom all with beams, solid wood flooring and character features. There is a double bedroom to the side with the family bathroom opposite, which offers a bath with shower over. The main bedroom is found to the front with vaulted ceiling and built in storage cupboards. Heading up to the second floor and into the attic space there are two bedrooms leading through to one another. These are excellent rooms for a number of purposes but certainly useable as two bedrooms if required.



To arrange an accompanied viewing please call our Bungay Office on **01986 490590**



**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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### THE GREAT OUTDOORS

Externally there is no private garden with this property. Public parks and free town centre car parking can be found close by.

### OUT & ABOUT

Ideally situated close to the centre of the vibrant market town of Harleston, filled with an excellent selection of everyday amenities and schooling. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away offers a further range of amenities and a direct train line to London Liverpool Street.

### FIND US

Postcode : IP20 9AB

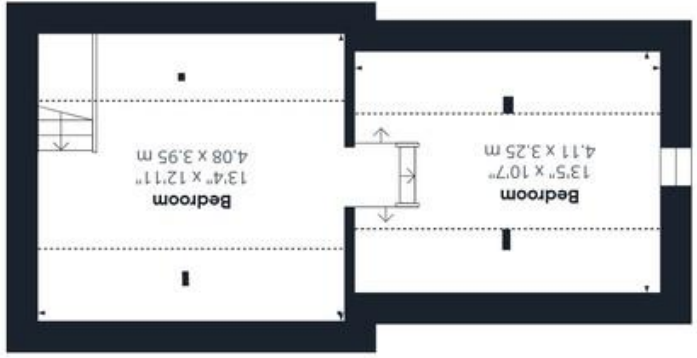
What3Words : ///grumbling.latter.grant

### VIRTUAL TOUR

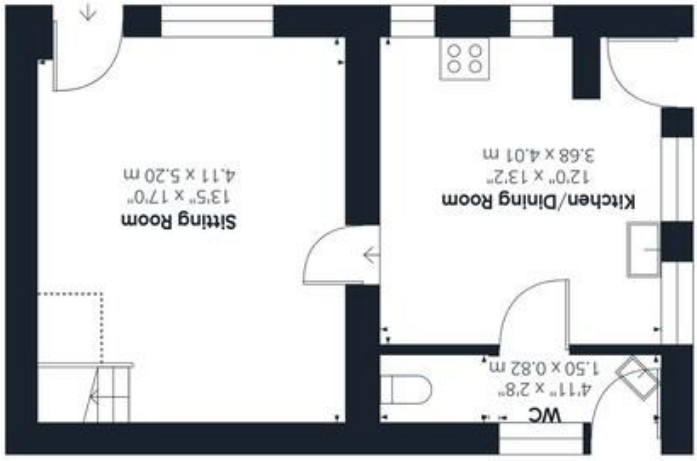
View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTES

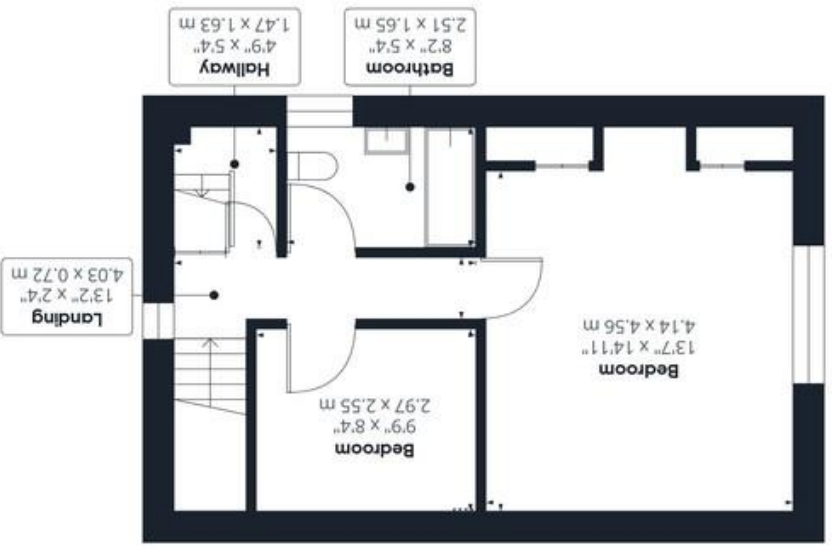
Buyers are advised the property is Grade II Listed and comes with no parking or gardens. There is a 1m width right of way for pedestrian access to the side door across the driveway to the side.



Floor 2



Ground Floor



Floor 1

**GIRAFFE 360**  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
 Calculations are based on RICS IPMS 3C standard.

Reduced bedroom  
 Below 5 ft/1.5 m  
 (1) Excluding balconies and terraces

Approximate total area<sup>1</sup>  
 1135.16 ft<sup>2</sup>  
 105.46 m<sup>2</sup>  
 Reduced bedroom  
 180.73 ft<sup>2</sup>  
 16.79 m<sup>2</sup>