



Cranes Meadow, HARLESTON IP20 9BY



welcome to

Cranes Meadow, HARLESTON

****OFFERED WITH NO ONWARD CHAIN**** A detached family home situated close to the town centre of Harleston. Benefiting from two reception rooms, kitchen with utility room, master bedroom with en-suite and two further bedrooms. This property is for sale by iamsold Ltd.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Location

Harleston itself is a delightful and self-contained town on the northern banks of the picturesque Waveney Valley. It has excellent road networks to all parts of the region and a fast train service to London (c 90 mins) is available in the nearby town Diss. Featuring mostly family owned businesses and pubs amongst all other required amenities and a thriving market day every week, Harleston is a really desirable place to live.

Accommodation

Entrance Porch

Front aspect door and double glazed window, laminate flooring.

Entrance Hall

Laminate flooring, radiator, stairs leading to the first floor and door to;

Cloakroom

Wc, wash hand basin with tiled splash back, radiator, extractor fan and laminate flooring.

Lounge

15' 10" x 10' 11" (4.83m x 3.33m)

Front aspect double glazed window and rear aspect double glazed french doors leading out into the garden, radiator, carpet, tv and telephone points.

Dining Room

9' 7" x 9' 1" (2.92m x 2.77m)

Front aspect double glazed window, radiator and carpet.





Kitchen

9' 8" x 9' (2.95m x 2.74m)

Rear aspect double glazed window and door leading out into the utility room. Fitted kitchen with wall and base units, stainless steel sink and drainer, work surfaces, tiled splash back, integrated electric cooker with a gas hob, space for under counter fridge and dishwasher.

Utility Room

5' 1" x 5' 8" (1.55m x 1.73m)

Rear aspect double glazed door, fitted wall and base units, spaces for tumble dryer, washing machine and full height fridge/freezer.

Landing

Rear aspect double glazed window, built in airing cupboard, carpet and doors to;

Bedroom One

10' 4" x 9' 3" (3.15m x 2.82m)

Rear aspect double glazed window, two double built in wardrobes, carpet, radiator and door to;

En-Suite

Front aspect double glazed window, low level flush wc, wash hand basin with tiled splash back, shower cubicle with fully plumbed shower, radiator and vinyl flooring.

Bedroom Two

10' 10" Into Recess x 8' 10" (3.30m Into Recess x 2.69m)

Front aspect double glazed window, radiator, carpet and built in storage cupboard.

Bedroom Three

10' 8" Into Recess x 6' 8" Into Recess (3.25m Into Recess x 2.03m Into Recess)

Rear aspect double glazed window, radiator, carpet and built in storage cupboard.

Bathroom

Front aspect double glazed window, low level flush wc, wash hand basin with tiled splash back, panelled bath with shower over, radiator and lino flooring.

Outside

To the front of the property is a shingled and laid to lawn area with a hard standing driveway leading to a single garage.

The rear garden is mainly laid to lawn, paved patio area with a wooden pergola making this a great spot to relax and dine in throughout the summer months, fully enclosed via fencing and gated access to the front of the property.

Services

Mains Electricity
Mains Water
Mains Drainage
Mains Gas

Council Tax Band: C



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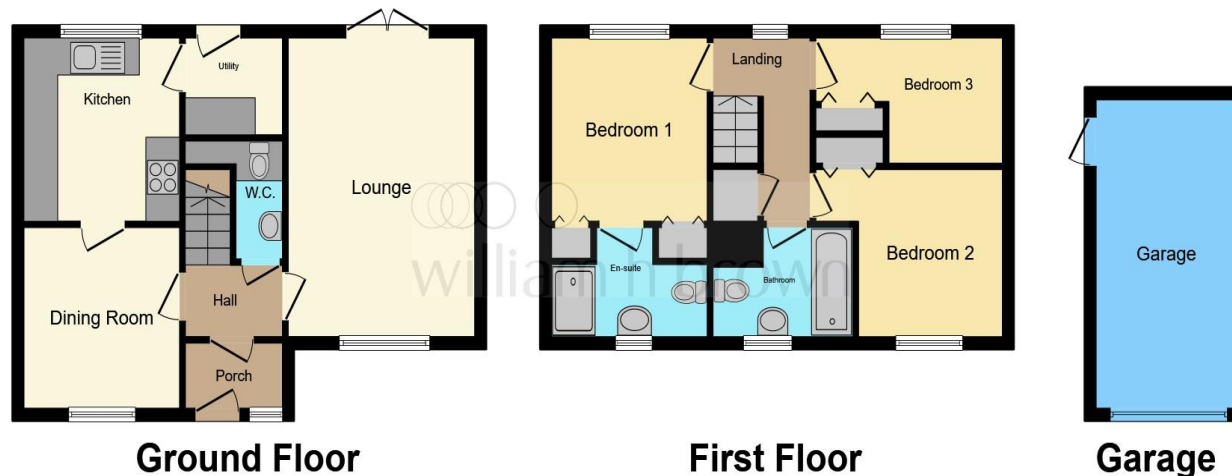
Cranes Meadow, HARLESTON

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ****OFFERED WITH NO ONWARD CHAIN****
- Detached Family Home Situated In Harleston
- Two Reception Rooms And Kitchen With Utility
- Master Bedroom With En-Suite And Two Further Bedrooms
- Enclosed Rear Garden And Garage With Off Road Parking

Tenure: Freehold EPC Rating: D

guide price

£270,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
DSS110582 - 0003

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