



Flat 3 Market Place, Harleston IP20 9AD

welcome to

Flat 3 Market Place, Harleston

A charming one-bedroom flat in the heart of Harleston, featuring a spacious entrance hall, kitchen, double bedroom, and bathroom with bath. The property includes one allocated parking space and is ideally located close to Harleston's shops, cafés, and local amenities.

Entrance Porch

Carpet flooring.

Entrance Hall

6' 7" x 5' 10" (2.01m x 1.78m)

Boiler cupboard, radiator, laminate flooring.

Lounge

13' 11" Max x 18' 11" (4.24m Max x 5.77m)

Window to front aspect, two radiators, wall and base units, laminate flooring.

Kitchen

6' 7" x 12' 10" (2.01m x 3.91m)

Window to side aspect, wall and base units, built in sink, electric hob / oven, extractor fan, tiled splash back, laminate flooring.

Bedroom 1

12' 4" x 11' 9" Max (3.76m x 3.58m Max)

Window to rear aspect, radiator, carpet flooring.

Bathroom

w/c, wash basin, bath tub, over head shower, radiator, lino flooring.

Parking

Allocated parking space.



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



welcome to

Flat 3 Market Place, Harleston

- First Floor Flat
- 1 Double Bedroom
- Allocated Parking
- Perfect for first time buyers
- Sought after location

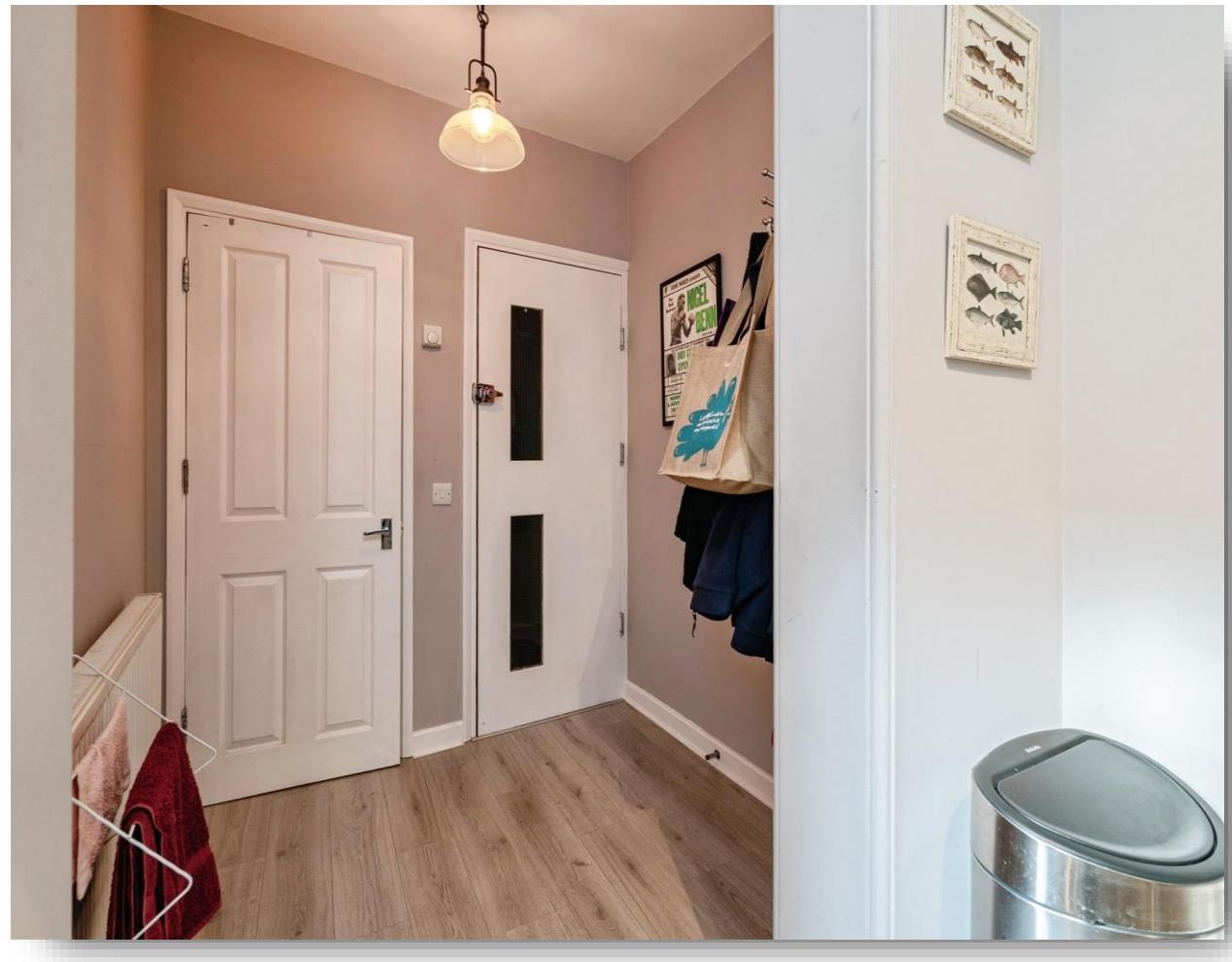
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£150,000



view this property online williamhbrown.co.uk/Property/DSS111387



Property Ref:

DSS111387 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01379 644719



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,
IP22 4AG



williamhbrown.co.uk