



6 MENDHAM LANE
HARLESTON, NORFOLK, IP20 9DE



A rare opportunity in the centre of Harleston consisting of a detached bungalow in need of modernisation, set in an acre plot offering enormous potential subject to planning permission

6 Mendham Lane offers an exciting opportunity for those looking for a refurbishment opportunity set in an acre plot within the heart of the picturesque market town of Harleston. The two bedroom bungalow offers huge potential to either extend or replace subject to planning permission and there could also be the potential of additional development on the site subject to the necessary planning consents. Any interested parties will need to make their own enquiries.

The established plot has a wide array of mature trees and shrubs and offers excellent levels of seclusion in the heart of the town. Properties like this rarely come to the market and it is being sold with no forward chain.

LOCATION

Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, schools to G.C.S.E. level, 2 hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going

on within the town all year and lots of local clubs, organisations and activities. Diss which is 11 miles to the West has a mainline rail link to London, Liverpool Street. Norwich is about 20 miles to the North and is the principal shopping and commercial centre for the County.

SERVICES

Electric storage heaters. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band C

AGENTS NOTE

Please note the property is in a conservation area.



2



2



1



0.99
acres



9 miles



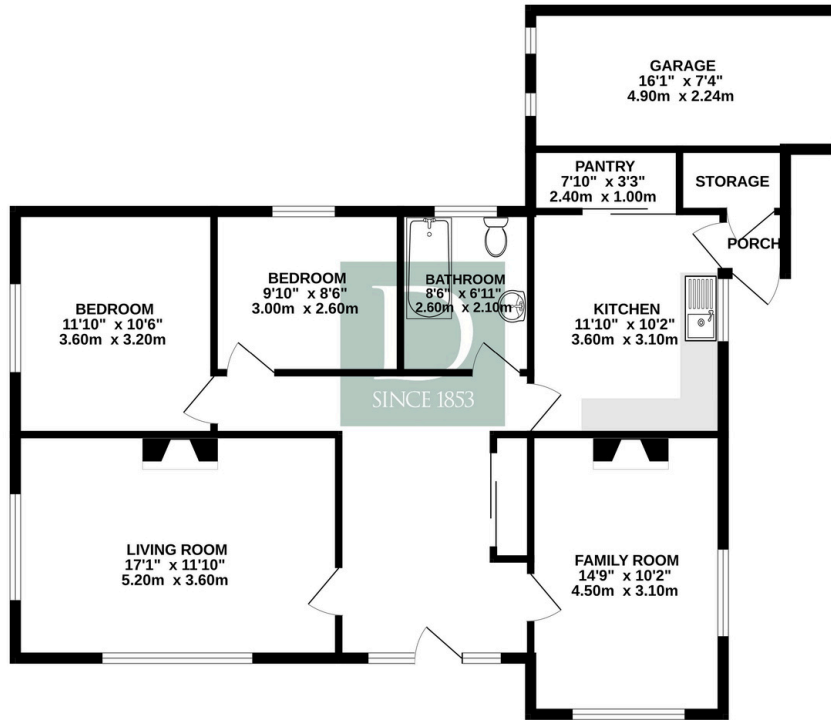
EPC



NO ONWARD
CHAIN

FLOOR PLAN

GROUND FLOOR
1073 sq.ft. (99.6 sq.m.) approx.

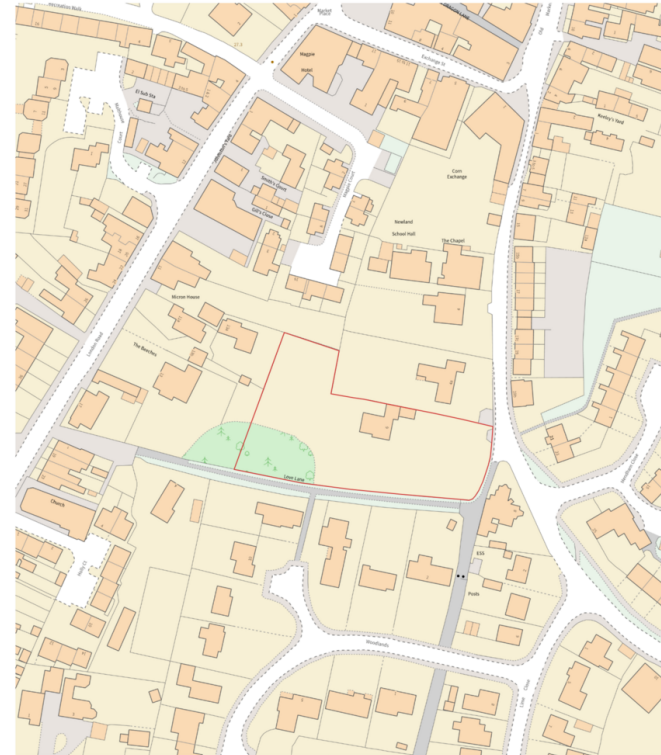


TOTAL FLOOR AREA: 1073 sq.ft. (99.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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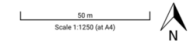
LOCATION MAP

DURRANTS
SINCE 1853

The land app



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