



37 BRIAR ROAD
HARLESTON, NORFOLK, IP20 9HT



A spacious and well-presented semi-detached house within the popular market town of Harleston. The property has parking for several cars and an established garden

The property is an established semi-detached house located in a convenient residential location within the popular market town of Harleston. Up until recently the property has been let and the vendors have redecorated the house following the end of the tenancy and it is presented in good order.

The front door opens to the spacious kitchen/dining room which is fitted with a range of wall and base units. There is also a pantry cupboard. The sitting room is double aspect with a feature open fireplace. There is a rear hall with door to the garden, ground floor shower room and stairs to the first floor. There are three double bedrooms on the first floor and a main bathroom.

The property is on a corner plot and has parking to the front for several cars. There is a good-sized garden laid principally to lawn and bordered by mature trees. There is enormous potential subject to the necessary planning consents.

LOCATION

Harleston is a thriving market town with many historical buildings and

an excellent range of independently owned shops along with a supermarket, doctors, veterinary surgery, schools to GCSE level, 2 hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going on all year and lots of local clubs, organisations and activities.

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 Council & Tax Band B

VIEWING

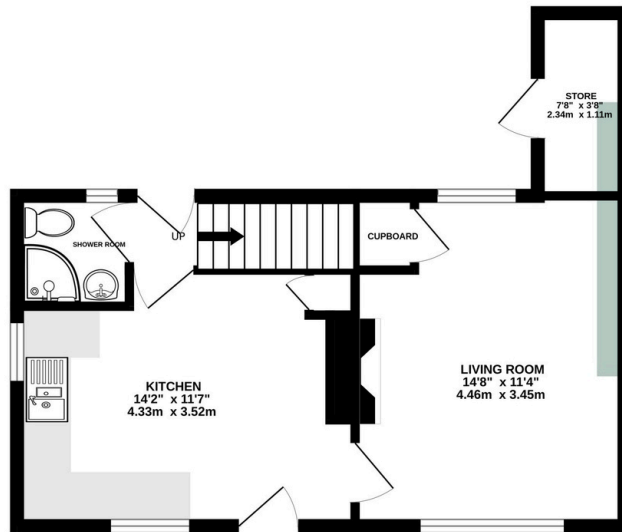
Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.



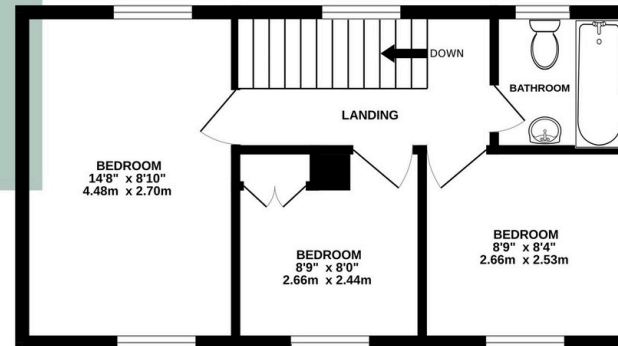


FLOOR PLAN

GROUND FLOOR
375 sq.ft. (34.9 sq.m.) approx.

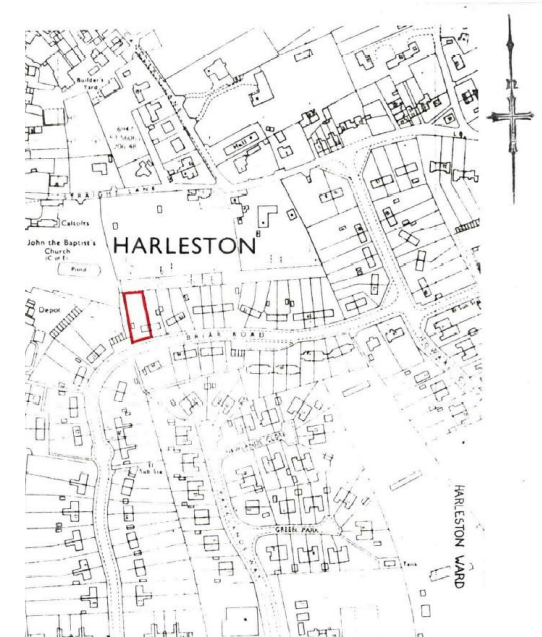


1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



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SINCE 1853

LOCATION MAP



TOTAL FLOOR AREA : 728 sq.ft. (67.7 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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