



19A BRIAR ROAD

HARLESTON, IP20 9DU



A recently improved semi-detached bungalow with good sized garden and still offering further potential. It is a tucked-away residential position within the sought -after market town of Harleston.

The property consists of a semi-detached bungalow in a convenient residential location within Harleston. It is in a discreet position and accessed from a footpath with no passing traffic. The property has recently been repainted throughout with new floor coverings and offers a blank canvas to personalise.

The front door leads into a hallway which opens to the kitchen. The kitchen is fitted in a range of painted wall and base units with spaces for appliances. There is a spacious sitting room with bay window overlooking the garden. At the other end of the property are two bedrooms and a bathroom. Off the sitting room is a lobby with door to the garden.

The garden wraps around the property and is a good size. It is laid largely to lawn and bordered by mature trees. There is a paved patio immediately to the rear of the property plus hard standing for a shed.

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 heating. Mains electric, water and drainage. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order). The vendor has had the electrics for the possibility of renting the property and a certificate can be provided upon request.

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band A

ENERGY PERFORMANCE

E Rating

VIEWING

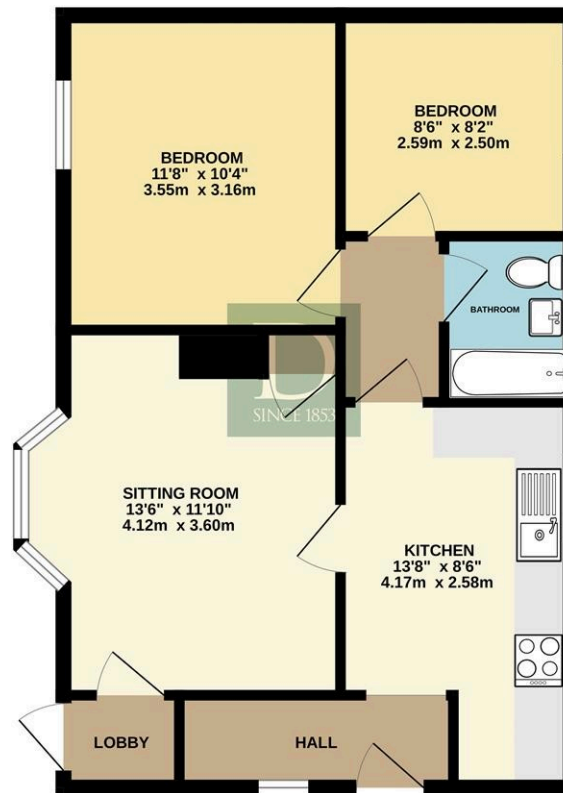
Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217





FLOOR PLAN

GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 541 sq.ft. (50.3 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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CONTACT US

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