



81 MENDHAM LANE
HARLESTON, NORFOLK, IP20 9DW



A conveniently located 2 bedroom end-of-terrace house on the edge of a popular development built by Persimmon Homes. The property has an enclosed rear garden and a garage en-bloc

The property is an end-of-terrace 2 bedroom house on the edge of the popular development by Persimmon Homes at the end of Mendham Lane. It is well-placed for access to town centre amenities and until recently has been rented and comes with no forward chain.

A path passes the neighbouring properties and leads to the front door. The path continues round to the side gate giving access to the garden. The front door opens to the hall with stairs to the first floor. There is a kitchen with wall and base units and integrated appliances to the front. There is also a cloakroom to the front. The sitting/dining room is to the rear and has French doors to the garden. On the first floor are two double bedrooms and a bathroom.

The garden is a a good size and laid principally to lawn with a patio for alfresco dining. It is enclosed by fencing. There is a garage en-bloc accessed from Harvest Way.

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

Gas fired central heating. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

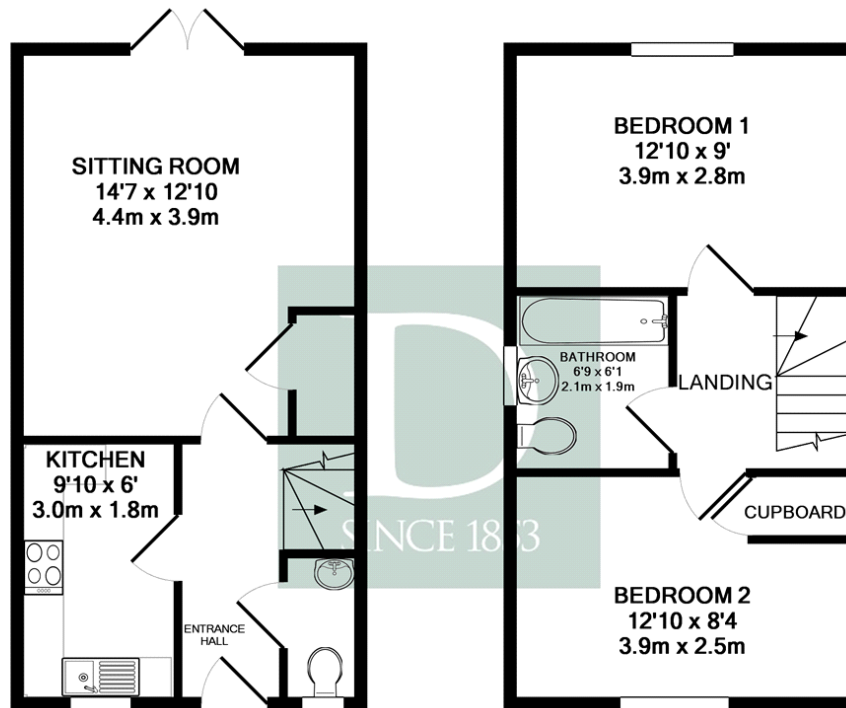
LOCAL AUTHORITY

South Norfolk Council & Tax Band B





FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 313 SQ.FT.
(29.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 313 SQ.FT.
(29.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 627 SQ.FT. (58.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



Residential **Agricultural** **Commercial** **On Site Auctions** **Property Management** **Building Consultancy** **Auction Rooms** **Holiday Cottages**

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