



21 BROAD STREET
HARLESTON, IP20 9AZ



A charming Grade II Listed cottage in the heart of the popular market town of Harleston. The property has an abundance of character and scope to update.

The property is a charming character, Grade II Listed terraced cottage in the heart of the town centre. It has an abundance of character and huge potential to update further.

A gate from the pavement leads to the the small front garden. The front door opens to the sitting room with large inglenook fireplace with Bressumer beam and woodburning stove. The sitting room opens into the kitchen which is comprehensively fitted with a range of wall and base units and integrated appliances. There is a rear lobby that has a door to outside and a door to the ground floor bathroom. Stair from the sitting room lead to the first floor with two bedrooms to the front and a rear landing area leading to the shower room.

At the rear of the property is a courtyard garden that has huge scope but provides outside space and there is access from here into The Broadway.

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

Gas central heating plus wood burner. Mains drainage, water and electricity. (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 and Tax Band B

ENERGY RATING

The property is exempt from needing an energy certificate because it is Grade II Listed.



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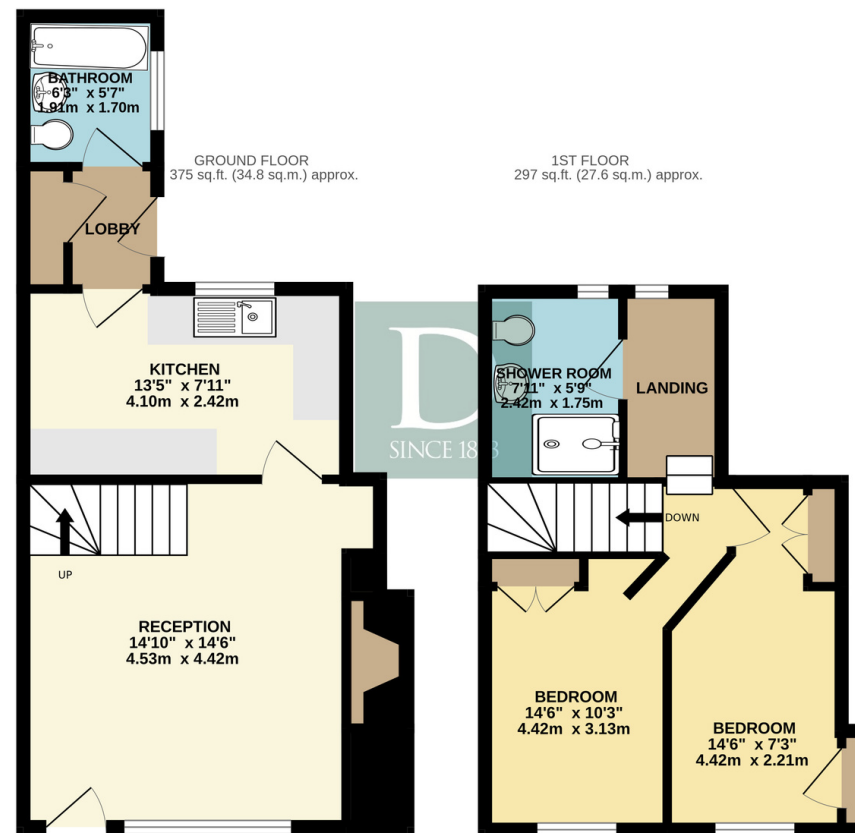
2



9 miles



FLOOR PLAN



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

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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