



St Mary's Close,
Harleston, Norfolk



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ESTATE AGENTS

A semi-detached bungalow, situated in this popular close in Harleston and being within easy reach of the town centre. The accommodation includes two bedrooms sitting/dining room and kitchen. This property is being offered with no onward chain.

St Mary's Close, Harleston

Accommodation comprises briefly:-

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Single Garage
- Driveway Parking
- Front and rear gardens
- Convenient for town centre



The Property

Entering through the side entrance door you will find the hallway with an airing cupboard and roof access hatch. The sitting room can be found to the rear of the property with sealed unit double glazed sliding patio doors out to and with views over the rear garden. This room has ample space for a dining table and chairs too. The kitchen leads off the hall and has fitted worktops with a range of matching wall, base and drawer units, space for a freestanding cooker, space for a washing machine and fridge, tiled splashbacks, wall mounted gas fired boiler for central heating and domestic hot water, wood grain effect uPVC sealed unit double glazed window and matching door leading to the garden.

To the front of the property there are two bedrooms, one is a good sized double and the other is a smaller double which is currently being used as a dining room and both rooms have wood grain effect uPVC sealed unit double glazing. The bathroom comprises a panelled bath, low level WC, pedestal wash basin and has an opaque wood grain effect uPVC sealed unit double glazed window.

Outside

To the front is a lawned garden with driveway providing off-road parking for several cars and extends to a detached brick garage with power and lighting and an electric roller door. To the rear is a fully enclosed garden mainly laid to lawn with flower and shrub borders.



Location

The property is located close to the centre of the bustling market town of Harleston. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, Harleston is a vibrant market town, filled with historic buildings, a beautiful church and plenty of character around every corner you turn. With good local schooling here, as well as in Stradbroke and Bungay the town further boasts an impressive array of independent shops, doctor's surgery, post office, chemist, delicatessen and several coffee shops. There is also a popular Wednesday market with free parking and the town of Diss, just a 15 minute drive away, boasts a direct train line to London Liverpool Street.

Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas fired radiator central heating and hot water. Mains drainage, electricity and water are connected.

EPC Rating: D

Local Authority:

South Norfolk District Council

Council Tax Band: B

Postal Code: IP20 9HS

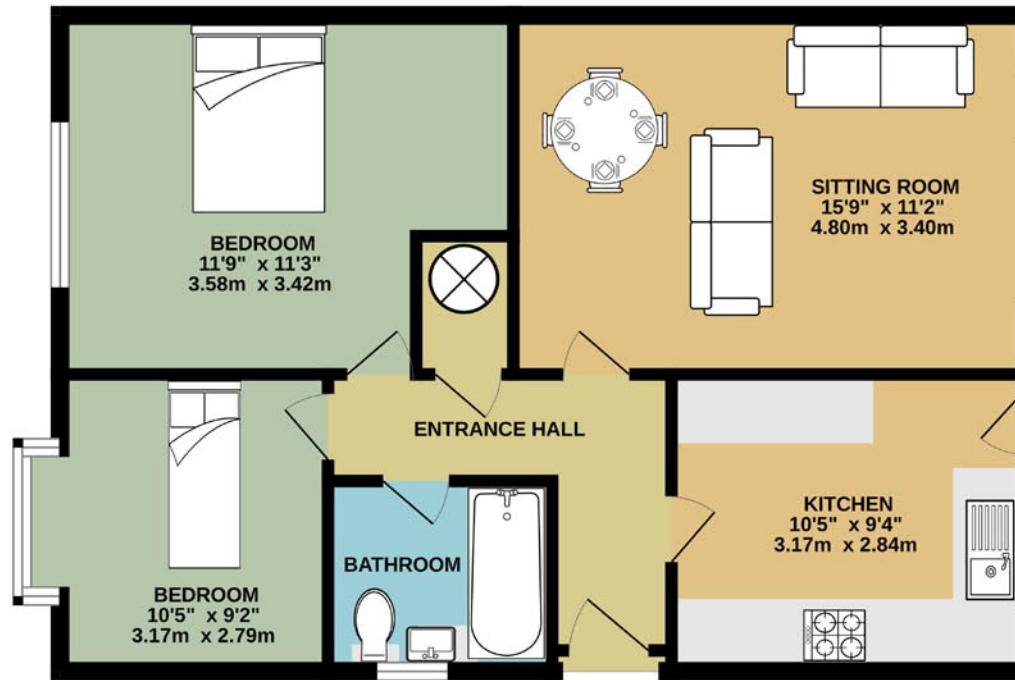
Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

GROUND FLOOR 628 sq.ft. (58.3 sq.m.) approx.



Guide Price: £220,000

TOTAL FLOOR AREA : 628 sq.ft. (58.3 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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To arrange a viewing, please call 01379 882535

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Loddon	01508 521110
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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