



Rectory Terrace, Harleston Road,
Pulham Market, Norfolk



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ESTATE AGENTS

A charming Grade II listed end of terrace cottage, requiring modernising and updating and situated close to the centre of the desirable village of Pulham Market. The property is full of character and benefits from off-road parking, a garage, workshop and gardens to the front and rear. The property is offered to the market with no onward chain.

Accommodation comprises briefly:

- Sitting/Dining Room
- Kitchen
- Lean-to Conservatory
- First Floor Landing
- Three Bedrooms
- Bathroom

Outside

- Ample Off-Road Parking
- Detached Garage
- Workshop
- Pretty Cottage Garden to the front
- Enclosed Rear Garden

The Property

The property is accessed through the conservatory with a door opening into the kitchen which is fitted with a range of 'wood effect' wall base and drawer units with space for appliances. The kitchen leads through to a study area with stairs rising to the first floor and a door into the sitting/dining room. This room is full of character with a beamed ceiling and open stud work separating the sitting room from the dining area. A brick fireplace houses a wood burning stove which creates a cosy focal point and a glazed door at the far end of the room opens into the conservatory.

Stairs rise to the first floor landing with loft access hatch and doors to all bedrooms and the bathroom with suite comprising a fully tiled shower cubicle, panelled bath, WC, wash basin and heated towel rail.

Outside

To the front of the cottage is a pretty garden which is laid to lawn with attractive flower borders and enclosed by a low brick wall and picket fence. A shingled driveway to the right hand side provides ample off-road parking and leads to the garage with up and over door. The rear garden is fully enclosed and laid to lawn with established borders stocked with a variety of shrubs. There is a timber shed/workshop to the rear of which is a paved seating area.

Rectory Terrace, Pulham Market





Location

The cottage is situated close to the centre of the picturesque village of Pulham Market. The village has a local shop, two public houses, an active community centre, doctors and a primary school, with larger services located in the neighbouring village of Long Stratton and the market towns of Harleston and Diss. Buses pass through the village going to and from Norwich, Diss and Harleston and Diss has a mainline railway station with trains to London Liverpool Street. The cathedral city of Norwich is located approximately 15 miles north and has an abundance of services including two shopping centres, and a general hospital.

Fixtures & Fittings

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

Services

Electric Storage Heaters and immersion for the hot water.

Mains drainage, electricity and water are connected.

EPC Rating: tbc

Local Authority:

South Norfolk District Council

Council Tax Band: B

Postal Code: IP21 4SZ

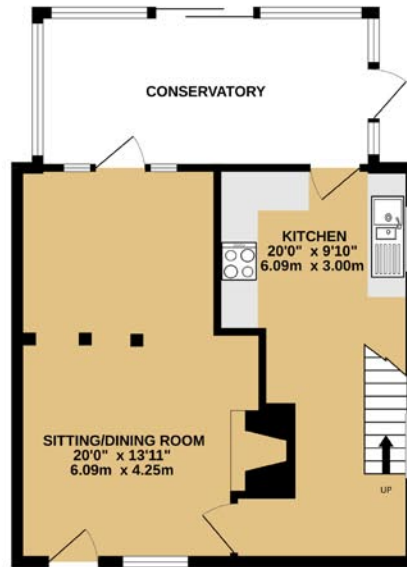
Tenure

Vacant possession of the freehold will be given upon completion.

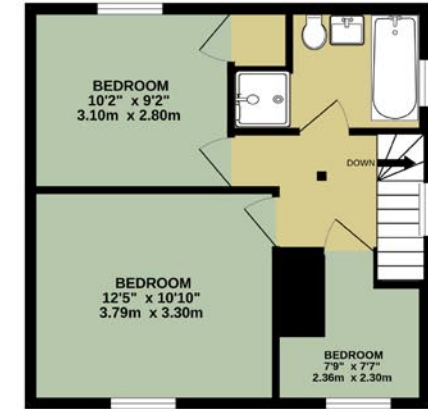
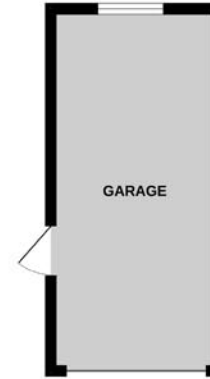
Agents' Note

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
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 1068 sq.ft. (99.2 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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Guide Price: £250,000

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

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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.