



MM

DURRANTS
TO LET
01377 871558

DURRANTS
Let Agreed
01377 871558

All other routes
P Co-op
Co-op
Gt Yarmouth
Beccles (A143)

IRONMONGERY • HOUSEWARE

COOPER

MM

MUSKER
MCINTYRE
ESTATE AGENTS

*Market Place,
Harleston, Norfolk*

Situated in the centre of the market town of Harleston, within this prominent period building, we are pleased to offer this spacious and well presented two bedroom flat, with accommodation arranged over two floors. The bedrooms and bathroom are located on the first floor with the open plan living/dining/kitchen area on the upper floor offering lovely views over the market square.

Accommodation comprises briefly:

- Entrance Porch and Lobby
- Bathroom
- Master Bedroom
- Second Bedroom
- Hallway
- Second Floor Landing
- Open Plan Living/Dining/Kitchen Area
- Upvc Double Glazed Sash Windows Throughout
- Gas Fired Central Heating (new boiler installed November 2024)
- Town Centre Location

The Property

An external entrance door opens in the communal entrance lobby with a staircase leading up and where Flat 2 will be found on the right hand side of the landing. The front door opens into the entrance lobby with plenty of space for hanging coats and storing boots/shoes, a cupboard houses the gas fired boiler and a door leads into the well appointed bathroom with suite comprising bath with shower over and glazed screen, low level WC and wash basin set in a vanity unit. Back into the lobby a door opens into the hallway with stairs rising to the second floor, a window overlooking the side aspect and useful cupboard with plumbing for a washing machine. The two bedrooms are on this floor, both with views over the market square.

Situated on the second floor, the spacious open plan living/dining/kitchen area is double aspect and again overlooks the market square. The kitchen area is well fitted with a matching range of wall, base and drawer units, built-in electric oven and hob with extractor and stainless steel sink and drainer.

Market Place, Harleston





Location

The property is conveniently situated for 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 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 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 central heating and hot water (new boiler installed November 2024)

Mains drainage, electricity and water are connected.

EPC Rating: tbc

Local Authority:

South Norfolk District Council

Council Tax Band: A

Postal Code: IP20 9AD

Tenure

Leasehold.

125 year lease which commenced 1st May 2012 (112 Years Remaining)

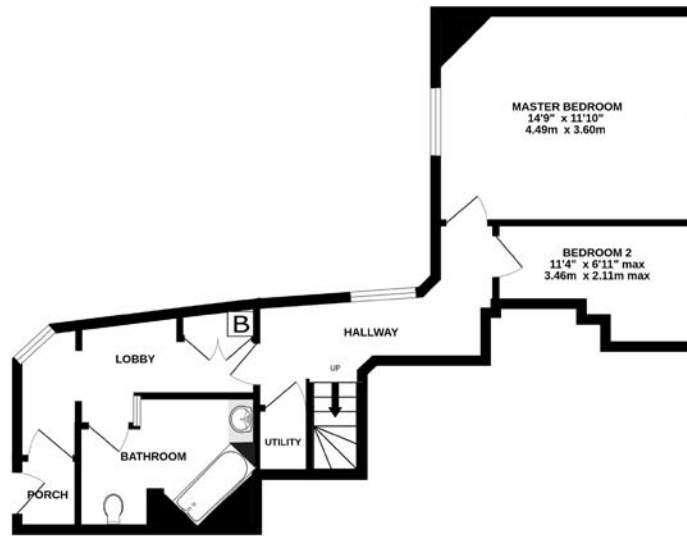
Ground Rent TBC but approximately £100-£125 Per Annum

There is no Service Charge

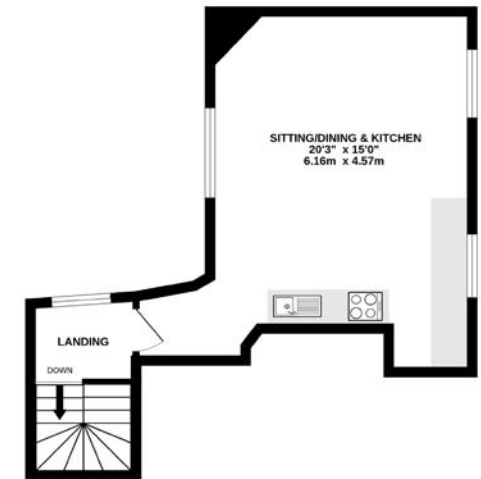
Agents' Note

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.

LOWER FLOOR
480 sq.ft. (44.6 sq.m.) approx.



UPPER FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.8 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.
Made with Metropix ©2025

Guide Price: £150,000

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160
Loddon 01508 521110
Halesworth 01986 888205



www.muskermcintyre.co.uk
A member of **OnTheMarket**™



HARLESTON OFFICE

5 London Road
Harleston
Norfolk
IP20 9BH

Tel. 01379 882535

harleston@muskermcintyre.co.uk

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.