

Lot 1



Guide Price £170,000 - £180,000*

INTRODUCTION

The property is a 3 bedroom semi-detached house in need of modernisation. It is situated on a generous plot with off road parking and is located in a sought-after rural position.

LOCATION

Rushall is 2.5 miles from the market town of Harleston which has a wide range of independent shops, supermarket, doctors, dentists and veterinary surgeries and schools to G.C.S.E. level. Diss is some 9 miles to the west with a mainline rail link to London Liverpool Street, Norwich is about 17 miles to the North and is the shopping and commercial centre for the county.

DIRECTIONS

From the Agents Harleston office, proceed south on London Road and turn right onto Wilderness Lane. At the top of the road take the sharp left turn towards Rushall. About 2 miles the property is situated on the right hand side.

PROPERTY DESCRIPTION

This two-storey building comprises kitchen, living room with log burner and a shower room on the ground floor. There are three bedrooms on the first floor. Outside are generous gardens to both the front and rear and ample off-road parking. The property does require upgrading and modernising so is ideal for anyone searching for a project.

SERVICES

Mains drainage. Main water and electricity are connected. LPG Central heating system.

* **Guide Prices** are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a **Reserve** (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure guide.

Contact our Property Auctions team on:

T: 01502 470427 **E:** propertyauctions@durrants.com **W:** durrants.com



TENURE

Freehold

WAYLEAVES EASEMENTS AND RIGHTS OF WAY

None

SPORTING RIGHTS, TIMBER, AND MINERALS

Included in so far as they are owned.

EPC

F

LOCAL AUTHORITY

South Norfolk District Council, Tax Band B

Horizon Centre, Peachman Way, Broadland Business Park, Norwich, NR7 0WF. Tel: 0800 3896109



VAT

Should any sale of the property or any rights attached to it become a chargeable supply for the purposes of VAT such tax shall be payable by the purchaser if levied by Customs & Excise in addition to any monies to be paid during the course of the sale.

HEALTH AND SAFETY

Due to the condition of the property it is recommended that viewers are not accompanied by children.

SOLICITORS

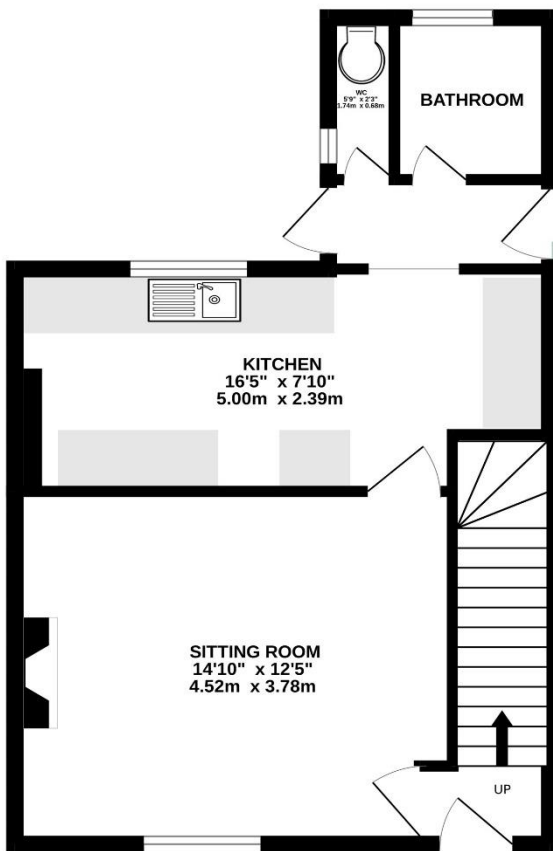
James Southward, Greene & Greene Solicitors. 80 Guildhall Street, Bury St Edmunds, Suffolk, IP33 1QB
Tel: 01284 717 432 Email: jamesouthward@greene-greene.com

VIEWINGS

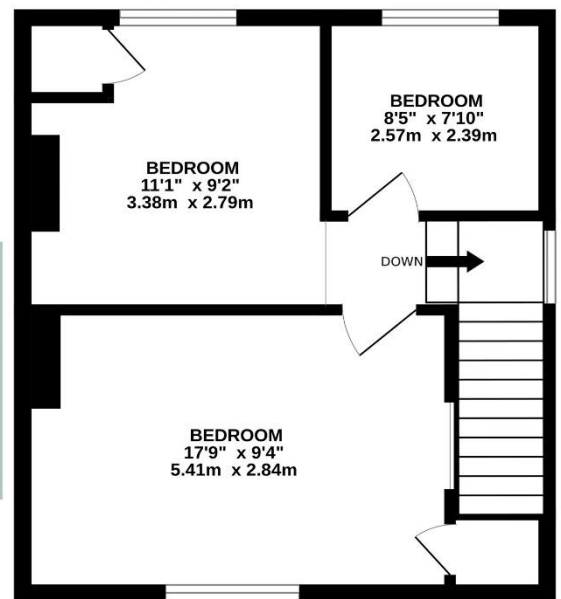
Please contact the agents on 01379 852217 to arrange a viewing.

3 COUNCIL HOUSE, HARLESTON ROAD, RUSHALL, DISS, IP21 4RT

GROUND FLOOR



1ST FLOOR



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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