



81 MENDHAM LANE
HARLESTON, NORFOLK. IP20 9DW

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A chain free end-of-terrace house with an excellent garden, garage and convenient position for town centre amenities.

The property is an established end-of-terrace property, constructed circa 2014 by Persimmon Homes. It has the benefit of no forward chain and has a wider plot with side access.

A path bordered by established screening leads to the front door, over which is a projecting classical style portico. At the front is a kitchen with range of wall and base units, integrated gas





hob and electric oven plus space for other appliances. There is also a cloakroom to the front, off the hall. Stairs leads from the hall to the first floor under which is a spacious and useful cupboard. The sitting room is to the rear with French doors opening to the garden. On the first floor are two double bedrooms, the front with a fitted wardrobe. There is a bathroom with shower over the bath.

The property has a garage with up and over door and it is the end of a row of three. There is parking for one car in front of the garage. A path from the parking area leads between neighbouring properties to the front path that access the property.

Location:

Set in a popular residential location, the house is 0.5 mile walk from the centre of Harleston with its range of shops, restaurants and other amenities. Lidl supermarket is 0.1 mile. The larger town of Diss is 10 miles with Diss Railway Station, serving mainline links to London and Norwich 9.6 miles. The fine city of Norwich is 22 miles.

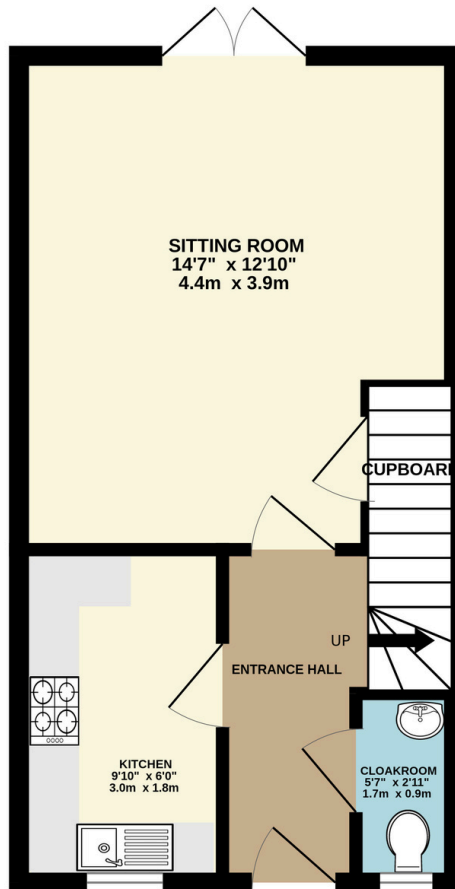
Viewings:

Strictly by prior appointment with the vendors' sole selling agent, Waveney and Broads on 01379 454760.

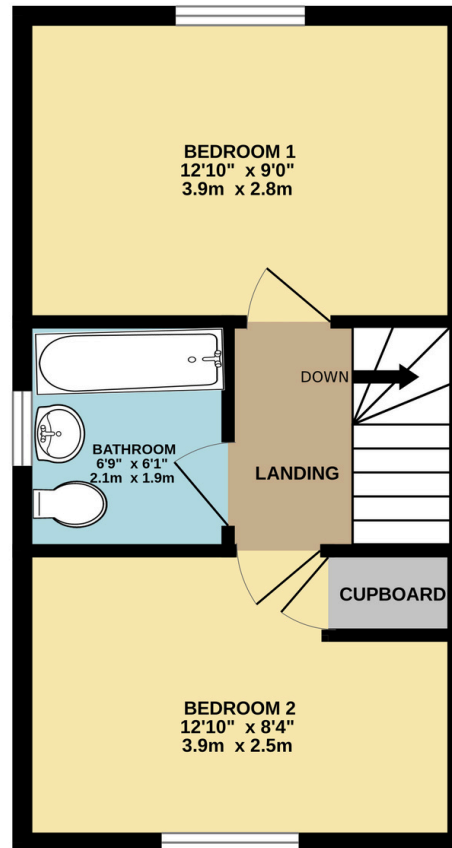
Services: Mains water and electricity. Gas fired central heating. Mains drainage. Solar panels. (Please note the services have not been tested by Waveney and Broads)



GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA: 627 sq.ft. (58.2 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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