



2 OLD CHAPEL YARD  
HARLESTON, NORFOLK, IP20 9AJ



A charming attached Grade II Listed cottage in the heart of Harleston. Updated by the current vendor and well-presented throughout, there is a low maintenance garden to the front and space to park one vehicle

**The property is a charming and characterful attached cottage in a tucked away no through road in the heart of the popular market town of Harleston. The vendor has updated the property and it is well-presented throughout.**

**There is an entrance porch with inner front door to the sitting room. There are stairs to the first floor with an understairs cupboard plus a fireplace with woodburning stove. The sitting room opens to the dining area at the rear which in turn is open to the kitchen, creating an excellent flow. There is a delightful recently fitted kitchen with attractive range of shaker style units. On the first floor are three bedrooms plus a bathroom with tongue and groove panelling.**

**To the front of the property is a low maintenance block paved garden. The vendor has divided the space to give an area for alfresco dining and an area for pots and planters plus a parking space for one vehicle.**

#### LOCATION

Harleston is a thriving market town with many historical buildings and

an excellent range of independently owned shops along with a supermarket, doctors, veterinary surgery, schools to GCSE level, 2 hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going on all year and lots of local clubs, organisations and activities.

#### SERVICES

Electric central heating and wood burner. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

#### LOCAL AUTHORITY

South Norfolk Council & Tax Band B

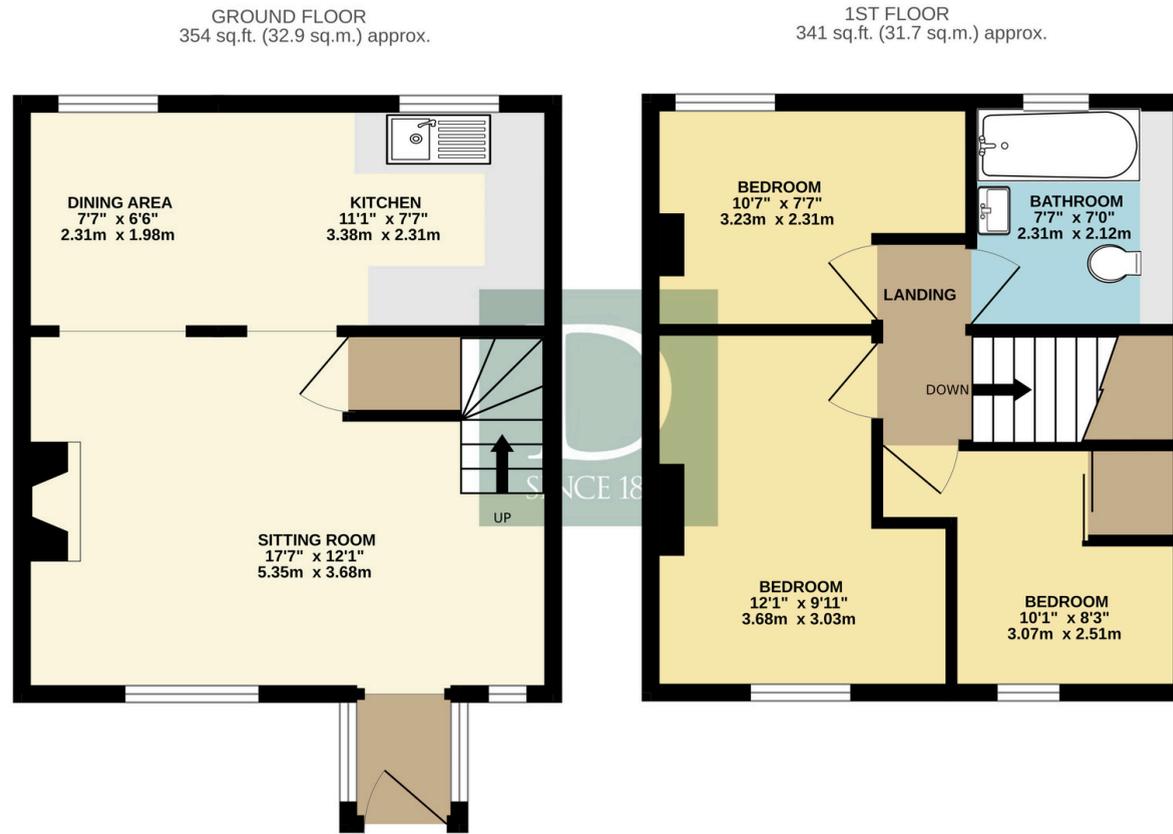
#### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please contact us to arrange.





## FLOOR PLAN



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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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### CONTACT US

Durrants, 32-34 Thoroughfare,  
Harleston, Norfolk, IP20 9AU

Tel : **01379852217**

Email : [harleston@durrants.com](mailto:harleston@durrants.com)