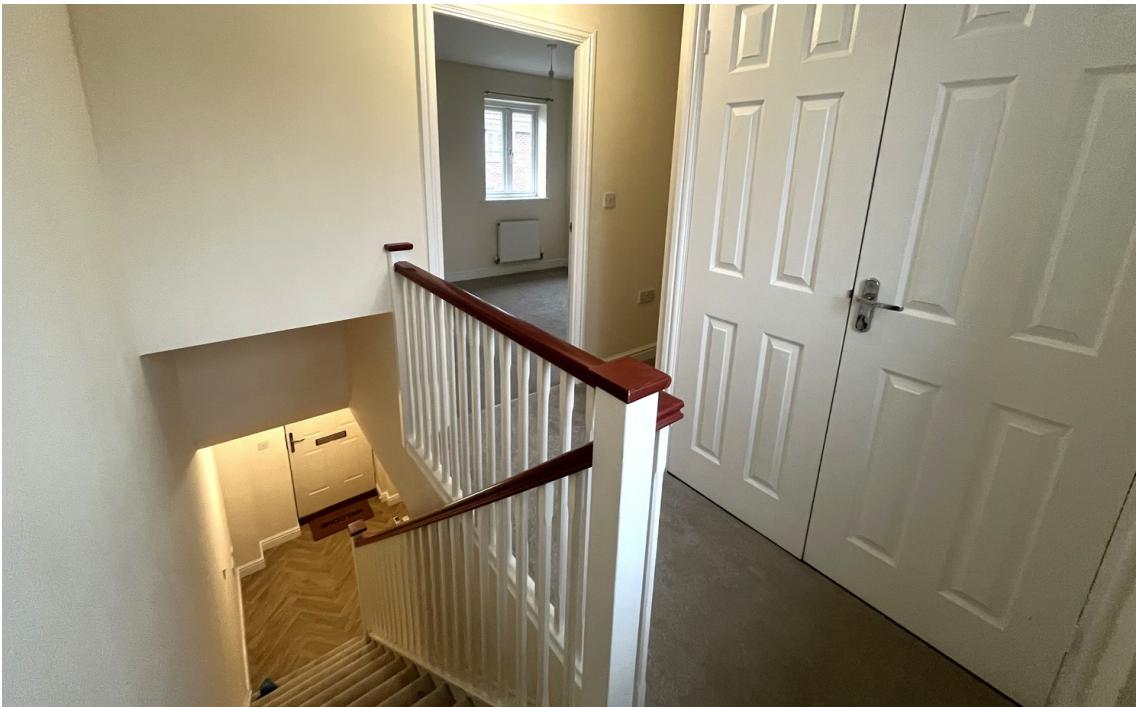




D
DURRANTS
FOR SALE
01379 852217
www.durrants.co.uk

22 BULLFINCH DRIVE
HARLESTON, IP20 9FB



A recently redecorated 2 bedroom maisonette with light and well-arranged accommodation on a popular and convenient development within the sought-after market town of Harleston.

The property is a spacious, light and recently redecorated maisonette on a popular development within Harleston. Until recently the flat has been let and would make an excellent investment or first time buy.

The front door opens to a private entrance hall with large cupboard housing the new boiler. Stairs rise to the first floor. There are two bedrooms, with the principal having a fitted cupboard and ensuite shower room. The living space is open plan with the sitting area looking out to the rear and open to the kitchen which is fitted with a range of wall and base units. There is also a well-presented bathroom.

A covered arch takes the road through to the parking area where the property has an allocated space.

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

Gas central heating. 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 A

AGENTS NOTE

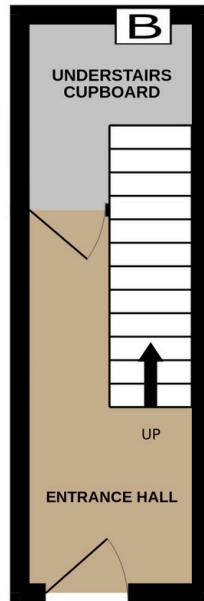
The property is Freehold with the garage below forming part of the freehold. However, the garage does not form part of the property and is on a long lease to another property on the development.



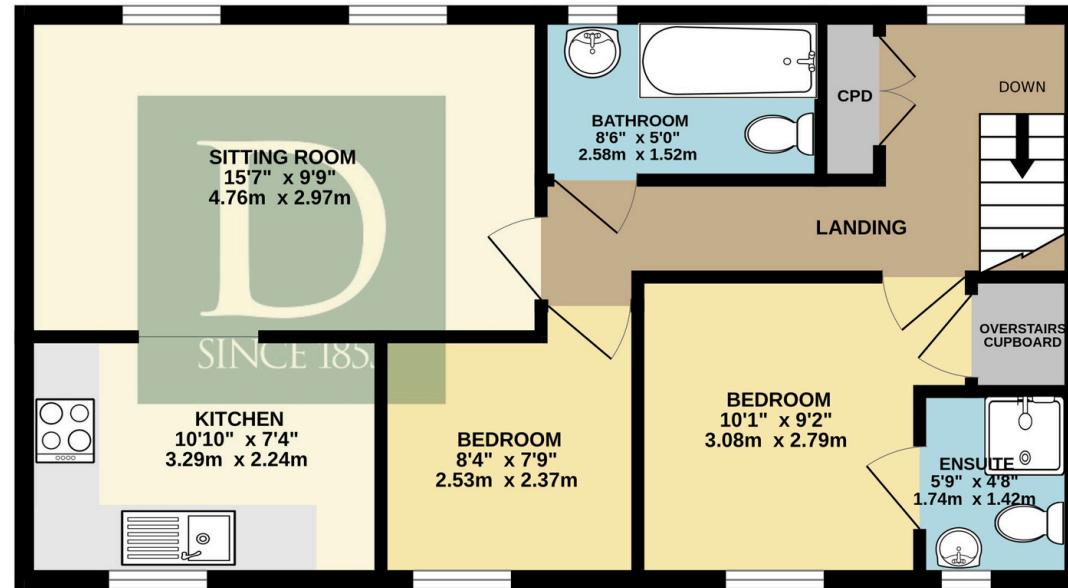


FLOOR PLAN

GROUND FLOOR
96 sq.ft. (9.0 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 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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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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