



Old Post Office Court | | Harleston | IP20 9AL

Guide Price £135,000

**DURRANTS**  
SINCE 1853

## Key features

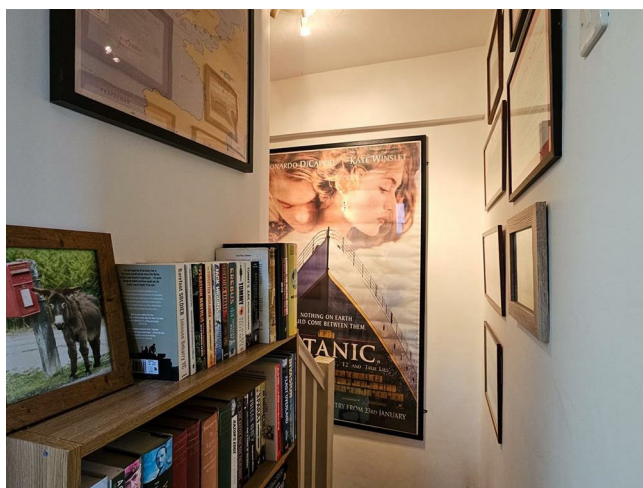
- Attached cottage
- Updated by the current vendor
- Enclosed courtyard garden
- Useful outbuilding
- In the town centre of Harleston
- Council Tax Band - A
- Sitting/dining room
- Double bedroom
- Cul-de-sac

## Description

A charming updated 1 bedroom period cottage in the heart of the popular market town of Harleston with a useful outbuilding.



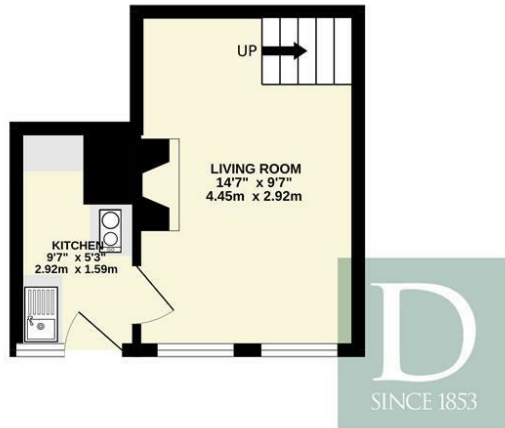
## Directions



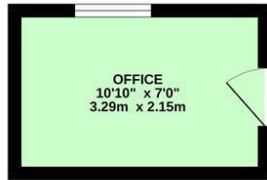
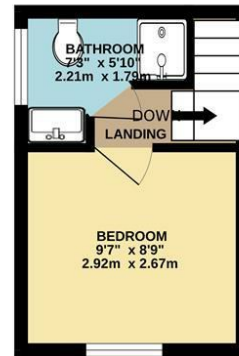


# Floor plans

GROUND FLOOR  
253 sq.ft. (23.5 sq.m.) approx.



1ST FLOOR  
140 sq.ft. (13.0 sq.m.) approx.



TOTAL FLOOR AREA: 393 sq.ft. (36.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>34</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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