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*Old Market Place,
Harleston, Norfolk*

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**MUSKER
MCINTYRE**
ESTATE AGENTS

A charming Grade II listed mid-terrace house, situated in the centre of the town with attractive period features including high ceilings and picture rails. The property features two spacious reception rooms, three bedrooms and a courtyard garden with storage.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Rear Lobby
- First Floor Landing
- Three Bedrooms
- Study
- Bathroom

Outside

- Rear Courtyard Garden
- Storage Sheds
- Town Centre Location

Old Market Place, Harleston



The Property

The front door opens in the hallway with attractive tiled floor and stairs leading up to the first floor with storage under. On the right hand side double doors open into the sitting room, a wonderfully bright and spacious room with window to the front aspect and attractive feature fireplace with storage and shelving either side. Back into the hallway a door leads into the dining room which again is a good size with a window to the side aspect and a door into the kitchen. The kitchen has space for a table and chairs and is well fitted with a matching range of wall, base and drawer units, ample work top space with stainless steel sink and space for appliances. A window overlooks the side and there is a wall mounted gas fired boiler. The lobby to the rear opens into the courtyard garden. Stairs rise to the first floor landing where you will find three bedrooms as well as a study room. The bathroom is situated at the end of the landing with suite comprising panelled bath with shower over and glazed screen, WC and pedestal wash hand basin.

Outside

To the front of the property there is a low brick wall with a wrought iron gate and steps up to the entrance door. There is a courtyard garden to the rear with two useful brick-built sheds offering storage. Although the property has no off-road parking there is plenty of free parking nearby.



Location

The property is situated in the centre of the bustling market town of Harleston. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, Harleston is a vibrant market town, filled with historic buildings, a beautiful church and plenty of character around every corner you turn. With good local schooling here, as well as in Stradbroke and Bungay the town further boasts an impressive array of independent shops, doctor's surgery, post office, chemist and several coffee shops. There is also a popular Wednesday market with free parking and the town of Diss, just a 15 minute drive away, boasts a direct train line to London Liverpool Street.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating and hot water.
Mains drainage, electricity and water are connected.
EPC Rating: E

Local Authority:

South Norfolk District Council
Tax Band: C
Postcode: IP20 9BE

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.



To arrange a viewing, please call 01379 882535

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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