



2 EXCHANGE STREET

HARLESTON, IP20 9AB



OFFERED WITH NO ONWARD CHAIN - A beautifully renovated two-bedroom character home in the heart of Harleston, thoughtfully blending original features with contemporary finishes.

Situated in the heart of historic Harleston, this charming period home has been thoughtfully renovated throughout, retaining its original character alongside a contemporary finish. Arranged over two floors, the versatile accommodation includes two double bedrooms, a ground floor bathroom and first floor shower room. The welcoming sitting room features a Villager wood-burning stove, whilst the fully fitted kitchen/diner benefits from a Bosch oven, induction hob, fridge, and built in washing machine. Gas-fired central heating completes the accommodation.

Although there is no private garden or off-road parking, the property enjoys an excellent central location, with plentiful free parking nearby and Harleston's shops, cafés, restaurants and amenities all within easy reach.

THE ACCOMMODATION

Sitting Room
A charming and welcoming reception room retaining the character of the original property,

with a Villager wood-burning stove providing an attractive focal point.
Kitchen/Dining Room
A beautifully appointed and practical space, fitted with a range of wall and base units with work surfaces over, together with a Bosch oven, induction hob and fridge. The dining area provides a natural setting for relaxed meals and entertaining.

Ground Floor Bedroom
A well-proportioned double bedroom offering useful flexibility and conveniently positioned alongside the ground floor bathroom.

Ground Floor Bathroom
Well-appointed with a contemporary suite.

First Floor Bedroom
A further generous double bedroom, offering a peaceful and private bedroom space.

Shower Room
A modern shower room serving the first-floor bedroom.

SERVICES

All mains services connected: Gas, Electricity, Water, Drainage

LOCAL AUTHORITY

South Norfolk District Council: Band B



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EPC



FLOOR PLAN



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.

Residential **Agricultural** **Commercial** **On Site Auctions** **Property Management** **Building Consultancy** **Auction Rooms** **Holiday Cottages**

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