



Pilgrims Way, Harleston IP20 9QG

welcome to

Pilgrims Way, Harleston

Immaculately presented four-bedroom detached home situated close to the centre of Harleston, offering a spacious lounge diner, modernised kitchen, versatile ground floor bedroom, off-road parking and a generous enclosed rear garden.

Entrance Porch

Side door to W.C.

Entrance Hall

Carpet flooring. Staircase. Cupboard.

Cloakroom

Wash basin. Window to front aspect. Hard flooring.

Lounge/Diner

Sliding door to rear. Carpet flooring. Integrated gas fire.

Kitchen

Door to side. Wall and base units. Hard flooring. Window to front aspect. Integrated oven.

Bedroom One

Double bedroom. Carpet flooring. Window to front aspect.

Bedroom Two

Double bedroom. Carpet flooring. Window to rear aspect.

Bedroom Three

Ground floor. Double bedroom. Loft hatch. Double doors to garden. Window to rear aspect.

Bedroom Four

Double bedroom. Window to front aspect. Carpet flooring.

Bathroom

Hard flooring. Tiled wall. Window to front aspect.

Loft

Partially boarded.

Rear Garden

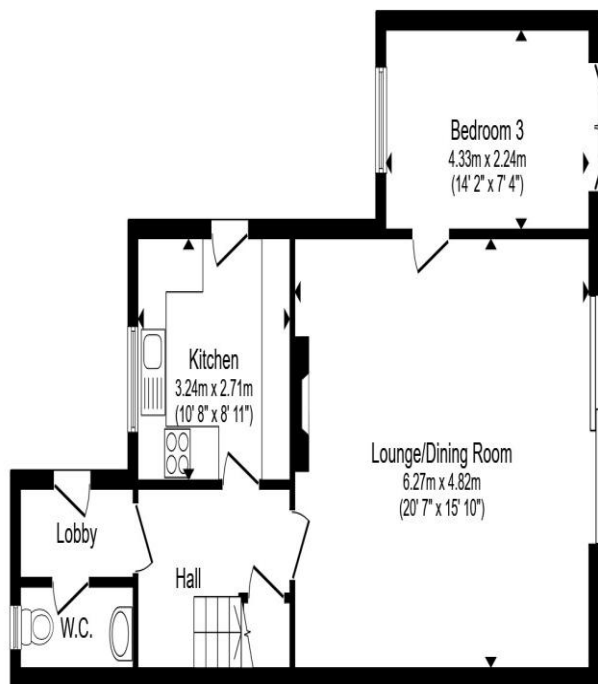
Lawn. Patio. Side Access.

Parking

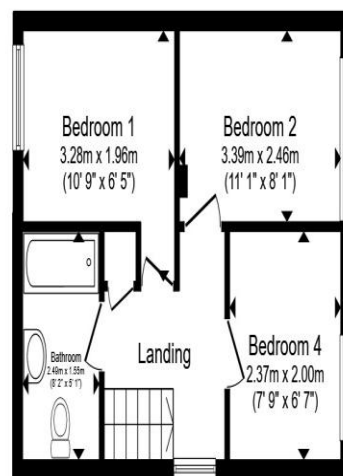
Off road parking.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 94.1 m² (1,013 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Pilgrims Way,
Harleston

- Four bedroom detached family home
- Spacious lounge diner
- Off road parking
- Modernised kitchen
- Good sized rear garden with patio

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£290,000



view this property online williamhbrown.co.uk/Property/BGY107266



Property Ref:
BGY107266 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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