



*Mendham Lane,*  
Harleston, Norfolk



**MUSKER  
McINTYRE**  
ESTATE AGENTS



Conveniently situated, just a stone's throw from the town centre, this modern terraced house would make an ideal first time/ investment buy. Offering well presented accommodation with two bedrooms, the property also benefits from a garden to the rear, allocated parking and is offered to the market with no onward chain.

**Accommodation comprises briefly:**

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- First Floor Landing
- Two Bedrooms
- Bathroom

**Outside**

- Rear Garden
- Allocated parking as well as visitor parking
- Convenient for the town centre
- No onward chain

**The Property**

The front door opens into the hallway with stairs leading to the first floor with useful under stair cupboard. The sitting/dining room is situated at the rear of the property with a window and door leading out to the rear garden. This room opens through into the kitchen which overlooks the front aspect and is well fitted with a matching range of wall, base and drawer units and shelving, ample work top space, built-in electric oven with gas hob and extractor over. There is space for appliances and a wall mounted gas fired boiler. From the hallway, stairs rise to the first floor landing with airing cupboard housing a hot water tank and loft access hatch. There are two bedrooms, the larger of the two has a dormer and Velux window to the rear aspect and the second bedroom has a window to the front. The well appointed bathroom has a Velux window, heated towel rail and suite comprising bath with shower attachment, WC and wash basin set in a vanity unit.

**Outside**

An overhang to the right hand side of the property leads through to the parking area where there is an allocated parking space and further visitor parking. A gate opens into an attractive courtyard garden which is fully enclosed and laid to shingle with a flower bed and border planted with shrubs.

## *Mendham Lane, Harleston*







## Location

The property is conveniently situated for 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.

Mains drainage, electricity and water are connected.

EPC Rating: C

### Local Authority:

South Norfolk District Council

Council Tax Band: A

Postal Code: IP20 9DE

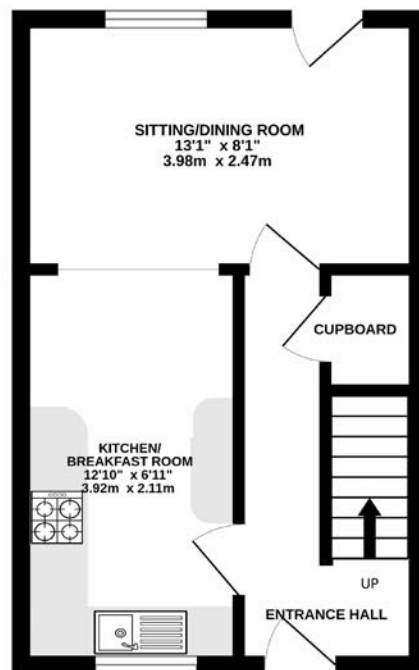
### Tenure

Vacant possession of the freehold will be given upon completion.

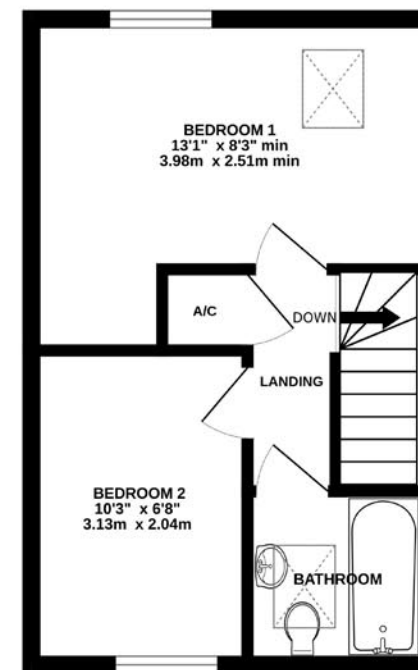
### Agents' Note

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.

GROUND FLOOR  
270 sq.ft. (25.0 sq.m.) approx.



1ST FLOOR  
270 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA: 539 sq.ft. (50.1 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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**Guide Price: £190,000**

**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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