



M
M

Holly Court,
Harleston, Norfolk

M
M

**MUSKER
M^CINTYRE**
ESTATE AGENTS

Tucked away in the corner of this small development for the over 55 age group, this end of terrace bungalow is offered to the market with No Onward Chain. The property has an allocated parking space and is conveniently situated for the town centre.

Accommodation comprises briefly:

- Sitting/Dining Room
- Kitchen
- Double Bedroom
- Shower Room

Outside

- Enclosed Courtyard Garden to the rear
- Allocated Parking Space to the front
- Convenient for the town centre

The Property

Steps lead up to the front door which opens directly into the sitting/dining room with window to the front aspect. The sitting room leads into the kitchen which is well fitted with a matching range of cream wall, base and drawer units. There is ample work top space with a stainless steel 1 ½ bowl sink unit, electric hob with extractor over, built-in eye level electric oven, space and plumbing for a washing machine and a cupboard housing the hot water tank. A window overlooks the side aspect and an external door leads out to the rear courtyard. The double bedroom has a loft access hatch and box bay window overlooking the front. The well appointed shower room completes the accommodation and comprises a fully tiled walk-in shower, wash basin, WC and window to the rear aspect.





Outside

To the front of the property there is an allocated parking space and an attractive border planted with shrubs and plants. A side access gate leads into the fully enclosed paved courtyard to the rear of the bungalow.

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

Electric Heating.

Mains electricity, water and drainage are connected.

Energy Rating: E

Local Authority:

South Norfolk Council

Tax Band: A

Postcode: IP20 9EJ

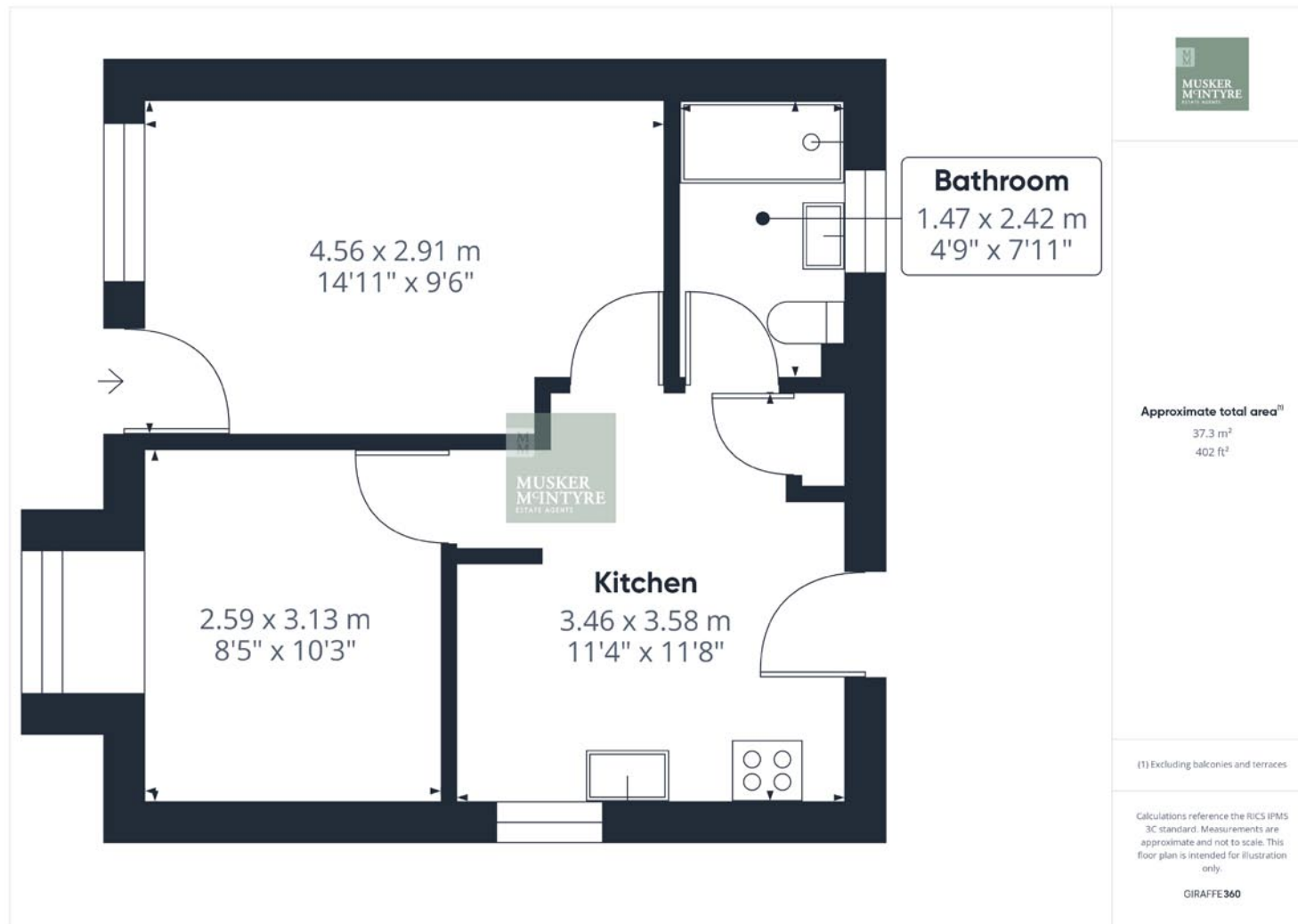
Tenure

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.

Guide Price: £135,000

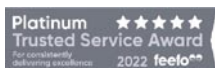


Offices throughout Norfolk & Suffolk:

Bungay 01986 888160
Diss 01379 644822
Loddon 01508 521110
Halesworth 01986 888205

www.muskermcintyre.co.uk

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.



HARLESTON OFFICE
5 London Road
Harleston
Norfolk
IP20 9BH
Tel. 01379 882535
harleston@muskermcintyre.co.uk