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DISS
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Centralised hub:
Caxton House Victoria Road Diss Norfolk IP22 4JN



- No Onward Chain
- En-Suite
- Garage
- Ample Off-Road Parking
- Gas Central Heating
- UPVC Double Glazed Throughout
- Three Bedrooms
- Private Garden
- Short Walk To Town Centre

This spacious three-bedroom semi-detached bungalow is situated in the sought-after town of Harleston only a short walk from the local amenities. The property benefits from three bedrooms, en-suite, garage, two reception rooms, private garden and ample off-road parking. This property is a must see so call now to arrange your viewing.

**Woodlands
Harleston**

Offers In Excess Of £300,000

See this property online at www.parson.ltd.uk & www.tv.parson.ltd.uk

LOCATION Harleston is a popular south Norfolk town with excellent amenities including shops, supermarket, schools, health and recreational facilities together with regular bus service. Diss is about 9 miles to the west with main line railway station to London (Liverpool Street).

ENTRANCE HALL Front door, storage cupboard, airing cupboard, loft access and radiator.

KITCHEN A range of wall/base units with UPVC window to the front, sink, built in oven/gas hob, radiator, space for fridge/freezer, washing machine and tumble dryer.

BATHROOM Panelled bath with shower over, w/c, wash basin, radiator and UPVC double glazed window to the front.

BEDROOM THREE Radiator and UPVC double glazed window to the front.

BEDROOM TWO Built in wardrobes, UPVC double glazed window to the rear and radiator.

BEDROOM ONE Dual aspect windows to the rear/side, tv point, telephone point, built in wardrobe and access to en-suite.

EN-SUITE SHOWER ROOM Shower, w/c, wash basin and radiator.

LIVING ROOM Two radiators, tv point and UPVC double glazed window to the rear.

CONSERVATORY UPVC double glazed windows and side door leading to the back garden.

OUTSIDE To the front you have off road parking with access to the garage which has power/light, Solar panels which are owned and a low maintenance front garden.

To the rear you have a fully enclosed private rear garden with patio area but mostly laid to lawn.

AGENTS NOTE Tenure - Freehold

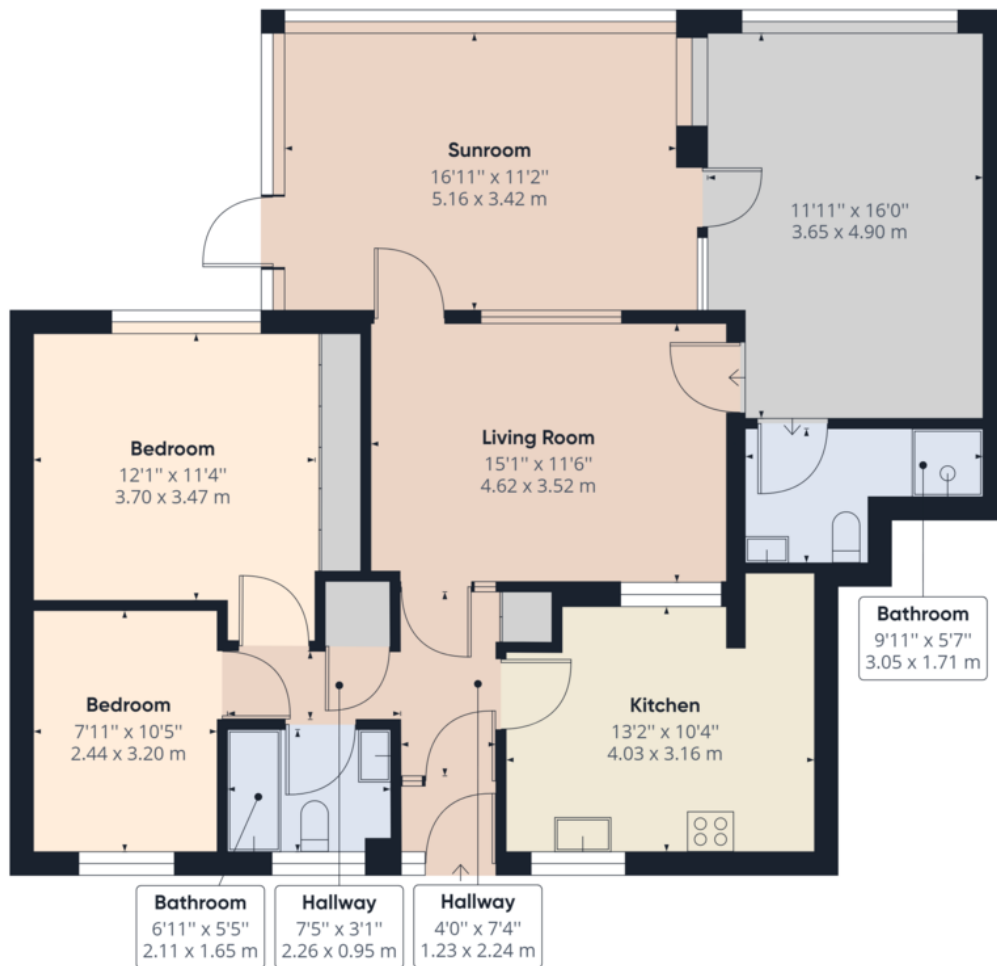
COUNCIL TAX BAND C South Norfolk District Council

DIRECTIONS From the centre of town head up Mendham Lane and turn right onto Lime Close and then right onto Woodlands and then the property will be found on the right-hand side.

EPC RATING = D



Thinking of Selling - Ask for your Free Market Appraisal



Approximate total area⁽¹⁾

1132.84 ft²
105.24 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a guide and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly, if contemplating travelling some distance to view the property. The mention of appliances, equipment and/or services within these sales particulars does not imply they are in full and efficient working order. It is therefore in the purchaser's interest to establish the working condition of any appliances included. Personal items such as furnishings, which may be shown in photographs, are not included in the asking price. We have been unable to verify tenure at the time of writing these particulars, should you proceed with the purchase of the property, and your solicitor must verify this.



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