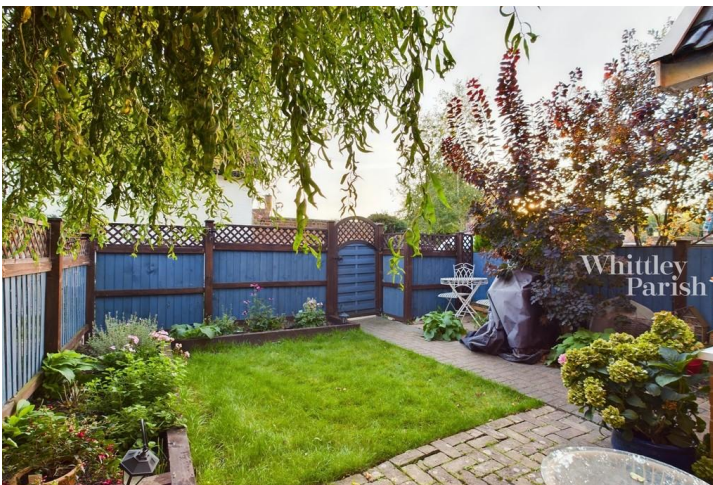




Old Chapel Yard, Harleston, IP20 9AJ
Guide Price £220,000 - £230,000



Dating back to the early 19th century this grade II listed 3 bedroom mid terrace cottage has accommodation spread over two floors measuring in the region of 700 sq ft. The current owners have carried out some modernisation on the property which includes installing a gas central heating system and a new bathroom.

Old Chapel Yard, Harleston

Key Features

- Georgian cottage
- Grade II Listed
- Recently replaced bathroom
- South facing gardens
- Close to local amenities
- Freehold
- Council Tax Band B
- Energy Efficiency Rating N/A.

Situation

Enjoying a pleasing position, the property is found tucked away down a private road within walking distance of the high street. The thriving and historic market town of Harleston has proved to have been a popular and desirable location over the years, still retaining a strong and active local community helped by having many independent shops giving a good range of day to day amenities and facilities, all surrounded by idyllic rural countryside close to the Waveney Valley on the north Suffolk borders. A more extensive range of amenities and facilities along with a mainline railway station can be found 10 miles to the west within the market town of Diss.

Description

Dating back to the early 19th century this grade II listed 3 bedroom mid terrace cottage has accommodation spread over two floors measuring in the region of 700 sq ft. This charming home which sits under a black pan tile roof was part of the former chapel, over the years the property has been modernised and more recently has seen the installation of a gas central heating system. Whilst being updated the property has retained many of its character features such as the working sash windows to the front aspect, the original fireplaces in the lounge and the kitchen and the stain glass window between the lounge and kitchen diner.

Externally

Entry to the property is gained through the front garden which is the main garden for the property, a pedestrian gate allows you in and onto a block paved pathway that leads you to the porch. This quaint outside environment is South facing and enclosed by panel fences, a lawned area and a block paved space provides the perfect sitting area to enjoy much sunshine and calm. A hardstanding area to the front provides off road parking for a small vehicle however additional parking is available close by.



Old Chapel Yard, Harleston

The rooms are as follows:

ENTRANCE PORCH:

Entry via solid wood door, windows to front and side aspects, shelving for storage. Tiled flooring.

LOUNGE: 12' 0" x 18' 4" (3.66m x 5.59m)

Windows to front aspect, one being a sash window, brick fireplace with tiled hearth, French doors leading through to the kitchen/diner. Door to side giving access to stairs rising to first floor level. Laminate flooring.

KITCHEN/DINER: 7' 9" x 17' 2" (2.36m x 5.23m)

Windows to rear aspect, the kitchen offers a good range of wall and floor units, roll top work surfaces, inset ceramic sink with drainer, space for appliances including fridge, freezer, dishwasher, washing machine and cooker. Laminate flooring.

FIRST FLOOR LEVEL - LANDING:

Giving access to the three bedrooms and bathroom.

BEDROOM ONE: 12' 0" x 8' 2" (3.66m x 2.49m)

Sash windows to front aspect.

BEDROOM TWO: 8' 8" x 9' 9" (2.64m x 2.97m)

Window to front aspect.

BEDROOM THREE: 7' 9" x 10' 8" (2.36m x 3.25m)

Window to rear aspect.

BATHROOM: 7' 10" x 7' 4" (2.39m x 2.24m)

Window to rear aspect, comprising freestanding bath with shower over, low level wc, hand wash basin, heated towel rail. Cupboard housing the wall mounted gas combi boiler. Part tiled walls.

SERVICES:

Drainage - mains

Heating - gas

EPC Rating - N/A

Council Tax Band - B

Tenure - freehold

OUR REF: 8417



Old Chapel Yard, Harleston



Floor 0



Floor 1



Approximate total area⁽¹⁾
691.27 ft²

Reduced headroom
6.49 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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