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Malthouse Court,
Harleston, Norfolk

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ESTATE AGENTS

Situated on the popular Malthouse Court retirement development and convenient for the town centre, this beautifully presented two storey cottage for the over 55 age group is offered to the market with no onward chain. The property benefits from a re-fitted kitchen, two bedrooms and has it's own small garden to the front as well as the use of the communal gardens.

Accommodation comprises briefly:

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

Outside

- Front Garden
- Off-road parking
- Attractive Communal gardens
- Convenient for the town centre

Malthouse Court, Harleston



The Property

The front door leads into the entrance hall with stairs rising to the first floor and a separate cloakroom with WC, wash basin and window to the front aspect. The spacious sitting/ dining room has windows to the front and rear aspects, feature ceiling timbers and a door leading into the kitchen. The kitchen overlooks the rear aspect and is well fitted with a matching range of cream painted base, wall and drawer units, spacious under stair cupboard, wood effect work tops with 1 1/2 bowl stainless sink and drainer, tiled splashbacks, built-in oven and hob with extractor over, integrated fridge/freezer and space and plumbing for washing machine. From the hallway the staircase leads to the first floor landing with skylight window and an airing cupboard housing the hot water tank. Doors lead into to the two bedrooms and shower room which also has a skylight window and is fitted with a white suite.

Outside

A path leads to the entrance door to the right of which is the lawned front garden with a pretty flower border. The property also has the use of the attractive and well maintained communal gardens. There is also a communal parking area.



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 heaters with immersion heater for the hot water.

Mains electricity, water and drainage are connected.

EPC: D

Local Authority:

South Norfolk District Council

Council Tax Band: B

Postal Code: IP20 9BU

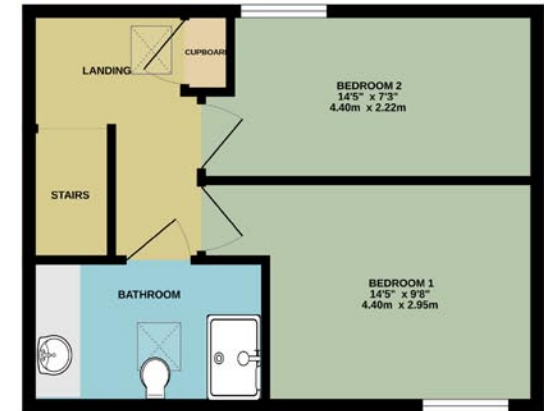
A monthly service charge is payable of approximately £250 which includes maintenance of the communal gardens, buildings insurance, estate manager and 24 hour emergency careline.

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.



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: £160,000

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

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



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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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