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Mendham Lane,
Harleston, Norfolk

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ESTATE AGENTS

Offered to the market with no onward chain, this semi-detached property features accommodation over two floors including a conservatory and three bedrooms. The property benefits from an enclosed rear garden as well as an allocated parking space.

Accommodation comprises briefly:

- Entrance Hall
- Kitchen
- Cloakroom
- Sitting/Dining Room
- Conservatory
- First Floor Landing
- Two Bedrooms
- Bathroom
- Second Floor Landing
- Further Bedroom

Outside

- Enclosed Rear Garden
- Allocated Parking Space
- No Onward Chain

The Property

The front door opens into the hallway with stairs rising to the first floor and a door on the right leading into the kitchen. Overlooking the front aspect, the kitchen is well fitted with a range of matching wall, base and drawer units, ample work top space with inset ceramic 1 ½ bowl sink and drainer, built-in oven with gas hob and extractor over, integrated fridge/freezer, space and plumbing for a washing machine and wall mounted gas fired boiler. A door opens into the cloakroom comprising WC and pedestal wash basin with window to the side. The sitting/dining room is also accessed from the kitchen with useful under stair storage cupboard and double doors opening in the conservatory. From the hallway, stairs rise to the first floor landing where you will find two bedrooms, one has the benefit of a built-in wardrobe. The family bathroom has a window to the side and comprises a panelled bath with shower over and glazed screen, pedestal wash basin, WC and heated towel rail. A further staircase leads up to the second floor landing with a door opening into the eaves storage space. The master bedroom features two skylight windows, a built-in cupboard and loft access hatch.

Outside

There is a small front garden laid to slate with path leading to the entrance door. To the rear of the property there is a fully enclosed garden with a gate to the rear providing access to the parking area where there is one allocated parking space.

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: B

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.



Guide Price: £215,000

To arrange a viewing, please call 01379 882535

Covering Norfolk & Suffolk:

Harleston 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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