



Robin Avenue,
Harleston, Norfolk



**MUSKER
MCINTYRE**
ESTATE AGENTS

A well maintained and decorated Persimmon homes built 2 storey semi detached town house situated on the outskirts of the town centre. An ideal family home.

Robin Avenue, Harleston

Accommodation comprises briefly:-

- Hallway
- Cloak room
- Fitted kitchen
- Lounge/diner
- 3 Bedrooms over two floors
- Family bathroom
- En-suite
- Garden
- Single garage and off road parking



The Property

A front entrance door opens into the entrance hall with staircase rising to the first floor and a cloak room with low level W/C and hand wash basin. The Kitchen is located to the front of the property and has worktop with inset stainless steel sink and drainer with recess under with space and plumbing for both dishwasher and washing machine, adjoining worktop with built in four ring gas hob with oven /grill under, extractor and light over, matching wall and base cupboards , uPVC sealed unit double glazing window and cupboard concealing a gas fired boiler for central heating and domestic hot water. A lounge/diner overlooks the rear garden with and has ample space for a family dining table. From the hall a staircase rises to the first floor landing where you will find a double and single bedroom along with the family bathroom which comprises panel bath, low level W/C and pedestal wash basin. From the landing a staircase rises to the master double bedroom with fitted wardrobes and en-suite shower room with shower cubicle, low level W/C and pedestal wash basin.

Outside

The property is approached via a paved path, with bark border and external tap. A brick weave driveway provides off road parking for 2 cars and leads to a semi detached single garage with up and over door and having power and lighting connected. A side gate opens into a fully enclosed rear garden with paved patio, shingled garden area and lawn with flower and shrub borders.



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 including curtains 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 radiator central heating and hot water.
Mains drainage, electricity and water are connected.

EPC Rating: TBC

Local Authority:

South Norfolk District Council

Council Tax Band: C

Postal Code: IP20 9GN

Tenure

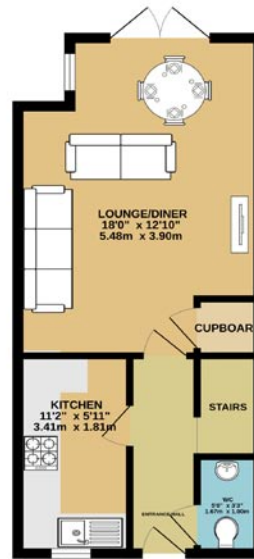
Vacant possession of the freehold will be given upon completion.

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: £259,995

GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



2ND FLOOR
201 sq.ft. (18.7 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.

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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To arrange a viewing, please call 01379 882535

www.muskermcintyre.co.uk

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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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