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Redenhall Road,
Harleston, Norfolk

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**MUSKER
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ESTATE AGENTS

A delightful two bedroom, recently updated Victorian terraced house that is just a 10 minute walk from Harleston's town centre. The property has recently had a full interior refurbishment including a new kitchen, bathroom and flooring with an easily maintained garden and off-road parking behind the house. The property is offered with no onward chain.

Redenhall Road, Harleston

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen
- Rear Lobby
- Bathroom
- Two Bedrooms
- Generous Garden
- Off-Road Parking
- Convenient for the town centre
- No onward chain



The Property

Stepping in through the front door we find ourselves in the entrance hall. As we walk into the sitting room the attractive timber floor contrasts the white walls and gives the room an open feel with stairs rising to the first floor. The kitchen has been re-fitted with a modern range of wall, base and drawer units including brand new appliances and window overlooking the rear garden. From the kitchen we enter a small hall which has the back door on its left and bathroom to the rear, much like the kitchen when entering the bathroom there is that new home feeling with a newly fitted suite comprising a panelled bath with the addition of a modern circular shower head, sink with mirror above and WC. Walking back through the house to the living room and heading up the stairs we find two bedrooms which overlook the front and rear respectively.

Outside

At the rear of the property we have an open area of lawn enclosed by wooden fencing and an attractive raised decking space coming off the back of the house which could accommodate a table and chairs during the summer months. A shed sits at the back of the garden with space on its left to access the parking area.



Location

The property is conveniently situated just a 10 minute walk from 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 central heating and hot water.

Mains drainage, electricity and water are connected.

EPC Rating: E

Local Authority:

South Norfolk District Council

Council Tax Band: B

Postal Code: IP20 9HE

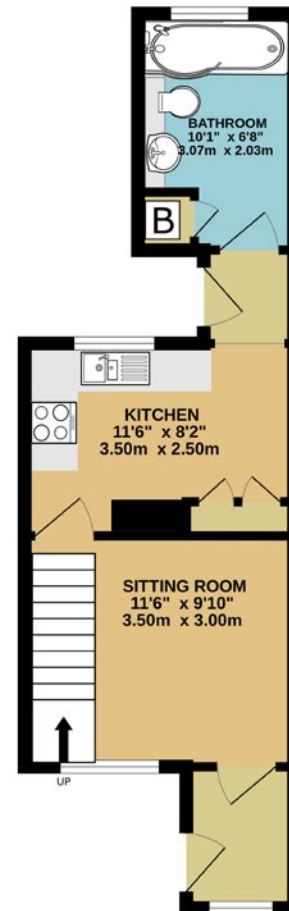
Tenure

Vacant possession of the freehold will be given upon completion.

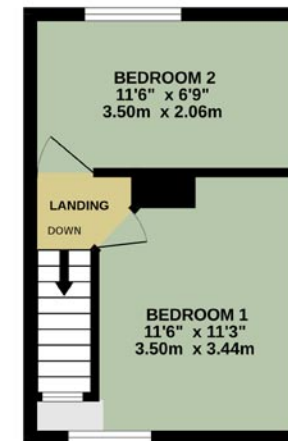
Agents' Note

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.

GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR
203 sq.ft. (18.9 sq.m.) approx.



TOTAL FLOOR AREA: 516 sq.ft. (47.9 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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Guide Price: £180,000

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

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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.