



M  
M

*Bullfinch Drive,*  
Harleston, Norfolk

M  
M

**MUSKER  
MCINTYRE**  
ESTATE AGENTS

## *Bullfinch Drive, Harleston*

This well presented two bedroom mid-terraced property is situated on this popular residential development and is offered to the market under the Shared Ownership Scheme. With a good sized sitting/dining room and two double bedrooms, the property also benefits from an enclosed rear garden and allocated parking.

### **Accommodation comprises briefly:**

- Entrance Hall
- Cloakroom
- Sitting/Dining Room
- Kitchen
- First Floor Landing
- Two Double Bedrooms
- Family Bathroom

### **Outside**

- Enclosed Rear Garden
- Allocated Parking Space
- Convenient for the town centre



### **The Property**

The front door opens into the entrance hall with stairs rising to the first floor accommodation with useful under stair cupboard and door to the cloakroom with corner wash basin, WC and window to the front aspect. To the left hand side is the kitchen which overlooks the front aspect and is well fitted with a range of matching wall, base and drawer units, work top with inset stainless steel sink and drainer, built-in electric oven with gas hob and extractor over and wall mounted gas fired boiler. There is also space for a washing machine and fridge/freezer. The spacious sitting/dining room is situated at the rear of the property, with double doors opening out to the rear garden

From the hallway stairs rise to the first floor landing with loft access hatch and airing cupboard. There are two double bedrooms, the larger of the two overlooks the rear and the second has a built-in cupboard and window to the front aspect. The bathroom comprises a panelled bath, pedestal wash basin and low level WC.

### **Outside**

To the front of the property, painted railings open to a small paved area, leading to the front door. The rear garden is fully enclosed by panel fencing and is laid to lawn with a paved patio and path which extends to the rear of the garden and the timber garden shed which is included in the sale. There is an allocated parking space.



## 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 fired central heating (new boiler fitted 2020)  
Mains drainage, electricity and water are connected.  
EPC Rating: C

## Local Authority:

South Norfolk District Council  
Council Tax Band: B  
Postal Code: IP20 9FB

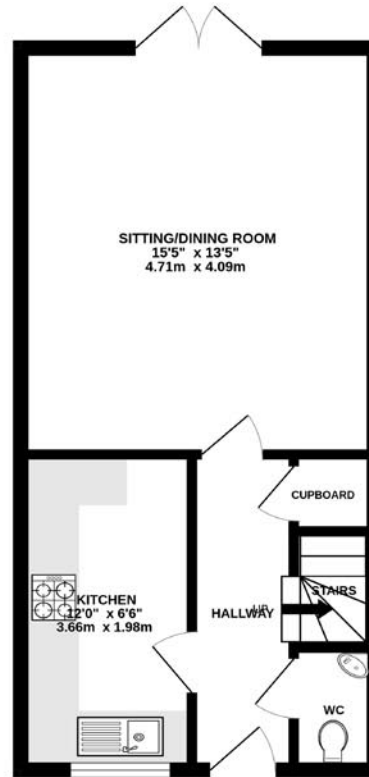
## Tenure

Leasehold - with (84) years remaining on the lease.  
35% share - purchase price of £70,000 - rent will be £320.68 per month with further monthly payments of £32.41 for the service charge.  
Vacant possession will be given upon completion.

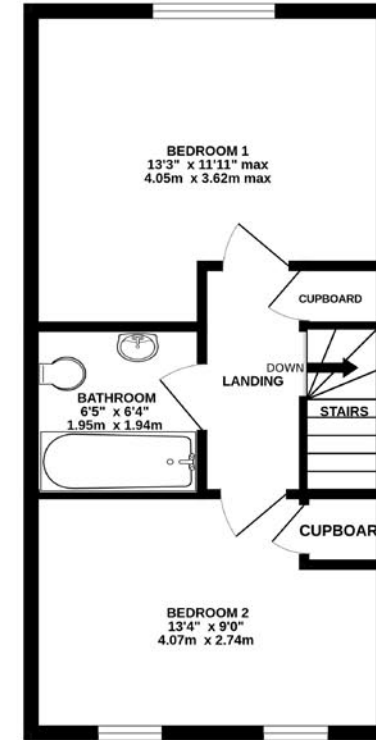
## Agents' Note

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  
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.5 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.  
Made with Metreplex ©2024

**Shared Ownership: £70,000**

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

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



[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

A member of OnTheMarket™



**HARLESTON OFFICE**

5 London Road  
Harleston  
Norfolk  
IP20 9BH

**Tel. 01379 882535**

[harleston@muskermcintyre.co.uk](mailto:harleston@muskermcintyre.co.uk)

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.