



23 Church View  
Harleston  
IP20 9HR

Guide Price : £250,000







- 2 bed bungalow
- Gas heating
- Quiet residential area
- Large conservatory
- Walk in shower room
- Garage and off-road parking
- No onward chain

### Location

Church View is a quiet residential area of predominantly bungalows. The properties are set back from the road and well spaced and number 23 looks out onto a communal green area. The historic market town of Harleston offers national supermarkets, individual shops, health care facilities, café's, pubs and restaurants. Diss is 10 miles away and benefits from a refurbished leisure centre with pool (due to re-open January 2025), golf course and direct rail links into London Liverpool Street.







## Property

A well maintained 2 bed semi-detached bungalow in a sort after residential area. The property consists of 2 bedrooms, the main bedroom has built in wardrobes, a fitted kitchen with a good range of units, ceramic hob and built in single electric cooker and ample space for a table and chairs. The double-glazed conservatory extends along the back of the property. The updated and fully tiled shower room features a large walk-in shower. A single garage with power is to the side of the property with an up-and-over door to the front and doors into the back garden.

## Outside

Nicely set back from this quiet cul-de-sac with a neat lawned area to the front and driveway parking. To the rear a paved patio area, lawn, several fruit trees, shrubs and 3 x sheds.

## Services

Mains water, electricity, gas and drainage are connected. Gas central heating.

## How to get there:

What3words///shutting.coder.intensely

## Viewing

Strictly by appointment with TW Gaze

## Council Tax Band : B

## EPC Rating : TBA

## Tenure: Freehold

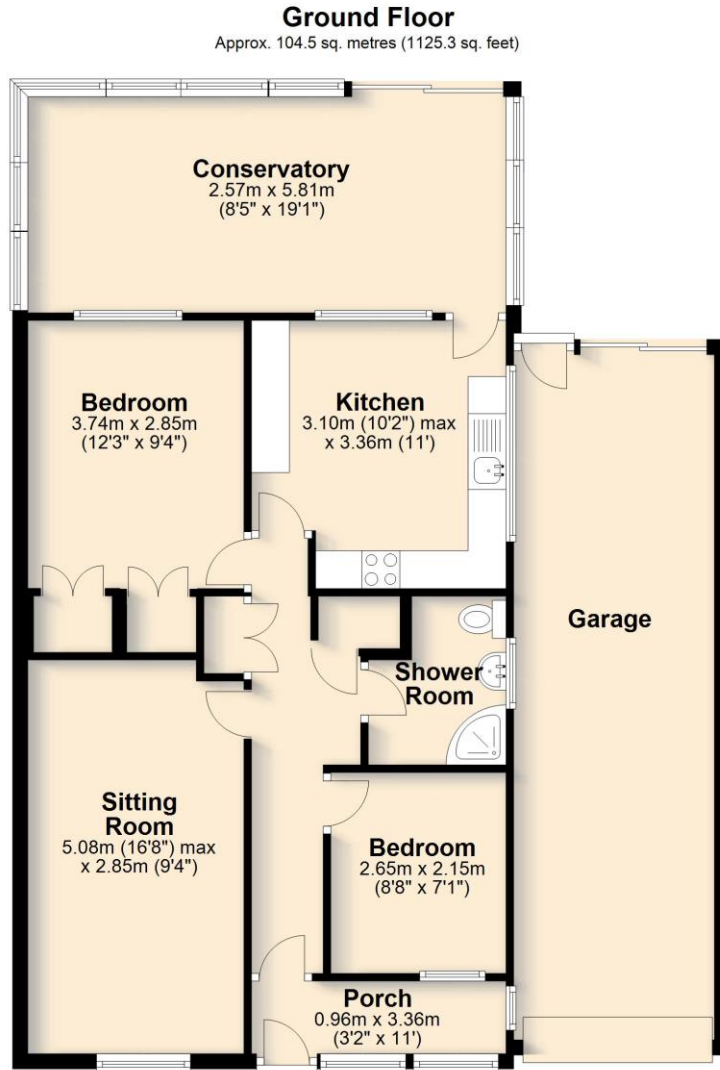
## Ref: 2/19705/KH

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Total area: approx. 104.5 sq. metres (1125.3 sq. feet)

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