Tudor Rose Way | Harleston | IP20 9QH

Offers Over £170,000

twgaze

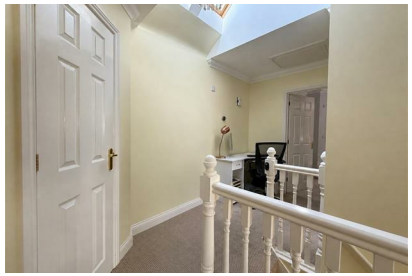
# Tudor Rose Way
# Harleston, IP20 9QH
# Offers Over £170,000

An attractive two bedroom, two bathroom coach house, quietly positioned within easy walking distance of Harleston town centre. The property offers bright and well-planned accommodation including an open-plan sitting, dining and kitchen area, two double bedrooms and an en-suite to the principal bedroom. Further benefits include a garage, additional parking and private rear courtyard, making this an appealing choice for a first-time buyer, downsizer or investor.

- Two double bedrooms
- Fitted kitchen with integrated appliances
- Garage beneath the property
- Private rear courtyard
- Principal bedroom with en-suite
- Private entrance and first-floor accommodation
- Additional off-road parking
- Walking distance from Harleston town centre

Location

This attractive property sits tucked away in the heart of Harleston, placing all of the town's amenities within easy walking distance. Harleston is a thriving and highly regarded market town offering an excellent range of independent shops, public houses, cafés, schooling and sporting facilities. The town is conveniently positioned for access to wider amenities, with the market town of Diss approximately 10 miles away, providing a mainline rail service to London Liverpool Street. The stunning Heritage Coast, including Southwold, Aldeburgh and Walberswick, can be reached within around 30 minutes by car, whilst the picturesque Waveney Valley countryside lies on the doorstep.



Property

An attractive two bedroom, two bathroom coach house situated within a short walk of Harleston town centre. Offering well-planned accommodation, the property benefits from its own garage, additional parking and a private courtyard, making it an appealing option for a first-time buyer, those looking to downsize or an investor. The property is approached via a private entrance hall with useful space for coats and shoes, with stairs leading to the first floor. The landing is light and spacious, with two Velux windows, a built-in storage cupboard and space currently used as a home office. The main living space is a bright and well-proportioned open-plan sitting, dining and kitchen area. The double Velux windows provide plenty of natural light, while the kitchen also benefits from a front-facing window. The kitchen is fitted with a range of integrated appliances including dishwasher, washing machine, fridge freezer and built-in oven, together with a gas hob and double sink with drainer. There are two double bedrooms, both with built-in storage. The principal bedroom benefits from an en-suite shower room, while the main bathroom has a bath with shower over, wash hand basin, WC and built-in storage.

Outside

A garage is located directly beneath the property, with additional parking to the front. To the rear is a private courtyard, providing useful outside space for sitting out, entertaining or drying laundry.

The combination of a garage, parking and private outside space is a particularly useful feature for a property of this type.

Services: Mains water and electric and gas are connected to the property. Mains Drainage.

How to get there: What3words: ///developed.idea.flies

Viewing: Strictly by appointment with TW Gaze

Tenure: Leasehold. Please speak to the agent for further information regarding the lease and associated charges.

Council Tax Band B

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017. In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

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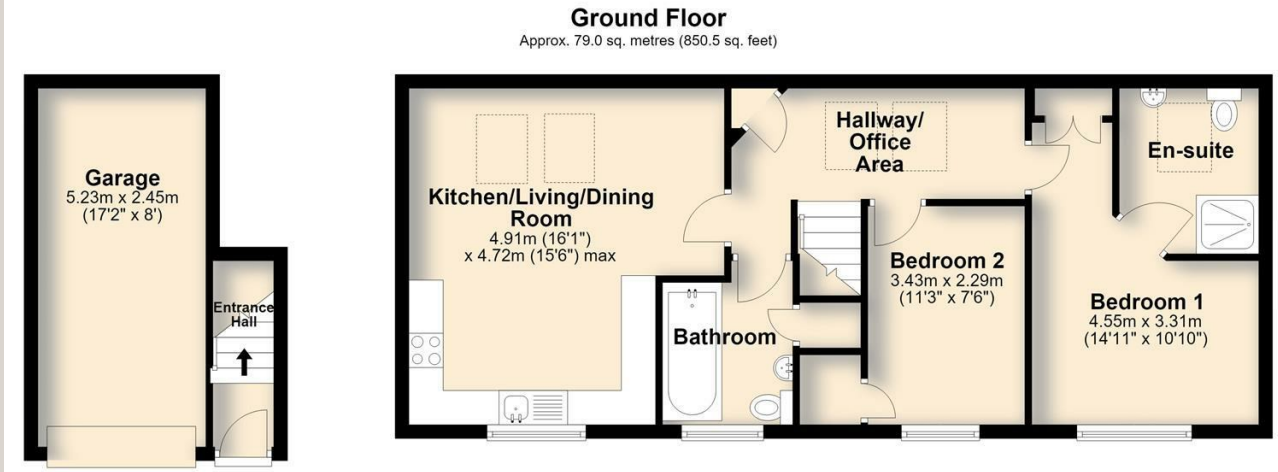
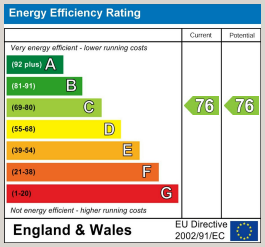



Total area: approx. 79.0 sq. metres (850.5 sq. feet)

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