Jubilee Avenue | East Harling | NR16 2QF

Guide Price £300,000

twgaze

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A three-bedroom semi-detached house requiring updating throughout, situated on a large corner plot. The property offers excellent potential for modernisation and scope to extend, subject to the necessary planning permissions. Further development opportunities could also be explored, making this an attractive proposition for buyers looking to create a larger family home or maximise the potential of the site.

- Semi detached house
- Lounge and separate dining room
- Off road parking
- Renovation required throughout
- Three bedrooms
- Ground floor bedroom with wet room
- Large corner plot
- Possibility to extend or develop subject to planning

Location

The property is conveniently situated within a short walk of the wide range of amenities that East Harling has to offer, including a post office, butcher, convenience stores, public houses, doctor's surgery, dentist, pharmacy, playing fields and primary school. The village has a thriving community with a variety of clubs, societies and events throughout the year. Surrounded by attractive Norfolk countryside, there are numerous walking routes nearby, particularly through the Forestry England woodland on the village outskirts. East Harling is also well placed for commuters, lying approximately 20 miles from Norwich, 18 miles from Bury St Edmunds and 30 miles from Newmarket. The market town of Diss, around 10 miles away, provides a mainline rail service to London Liverpool Street with journey times of approximately 90 minutes.

The Property

A Spacious three-Bedroom semi-detached home with excellent potential, this generously proportioned three-bedroom semi-detached house offers spacious and versatile accommodation, together with an exciting opportunity for modernisation and improvement. The ground floor provides a particularly flexible layout, featuring a lounge, separate dining room and a well-proportioned kitchen with useful pantry. To the rear is a practical utility/lobby area, while a ground-floor bedroom with its own en-suite wet room provides an ideal option for a guest suite, dependent relative or those seeking single-level living. Upstairs, there are two further well-sized double bedrooms, providing excellent family accommodation. The property now requires updating throughout, offering the incoming purchaser the opportunity to modernise and personalise the home to their own taste and requirements. There is also potential to extend the property, subject to obtaining the necessary planning permission and consents.

Outside

Occupying a generous corner plot, this attractive property presents an exciting opportunity for further development, subject to the necessary planning consents. The property benefits from substantial off-road parking for several vehicles, together with a large outbuilding currently used as a garage and workshop, providing excellent versatility and further potential for a range of uses. The size, position and configuration of the plot offer considerable scope for those looking to maximise the site's development possibilities, subject to the appropriate planning permissions.

Services: Mains electric, mains gas, mains water and drainage

How to get there: What3words: /// forced.placidly.styled

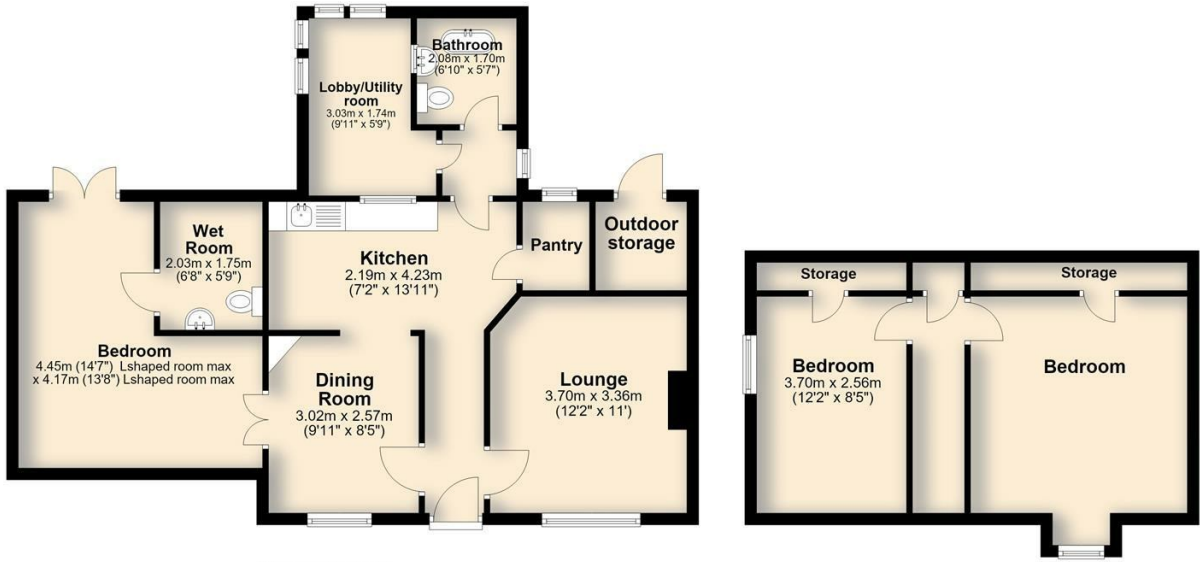
Viewing: By appointment with TW Gaze

Freehold

Council Tax: B Payable to Breckland

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.

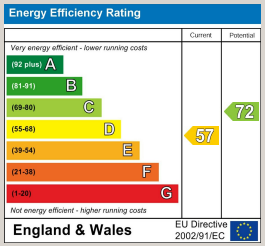
Ref: 2/20349



Ground Floor
Approx. 68.6 sq. metres (737.9 sq. feet)

First Floor
Approx. 32.0 sq. metres (344.2 sq. feet)

Total area: approx. 100.5 sq. metres (1082.1 sq. feet)



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