



64 Redenhall Road,
Harleston,
Norfolk,
IP20 9HE

Asking Price: £189,950





- Grade II listed End Terrace Cottage
- Immaculately presented
- 2 bedrooms
- Just a short walk from the shops
- Gas central heating
- Rear garden with lawn and patio
- Driveway space for one vehicle
- No onward chain

Location

Set in the heart of the Waveney Valley, Harleston is a vibrant market town, filled with historic buildings and plenty of character. Home to a delightful array of speciality shopping, bustling market stalls every Wednesday morning, food and music festivals and a thriving centre for the arts, it's little wonder Harleston was once voted Norfolk Town of the Year. The area is perfect for countryside walks and cycle rides and the Heritage coast is around 25 minutes away by car.





The Property

The house is immaculately and stylishly finished, with excellent attention to detail and appealing features, such as the feature exposed through chimney breast and kitchen with butler sink and solid wooden worktops. The ground floor bathroom is a clean, modern suite and there are two first floor bedrooms off the small landing. The property is an ideal first time or investment buy, or is a great option for a single person or couple looking to downsize.

Outside

The rear garden is laid to lawn with a paved patio area and fence surround. Beyond the rear garden is a driveway which allows parking space for one vehicle.

Services

Mains electricity, water and drainage. Gas fired central heating.

How to get there – What3words:
thinking.pedicure.shuttered

Viewing

Strictly by appointment with TW Gaze.

Tenure: Freehold

Council Tax Band: B


Ref: 2/19457/RM

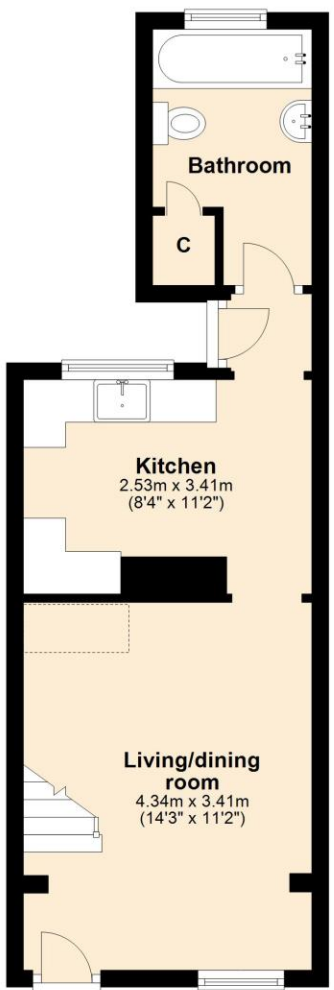
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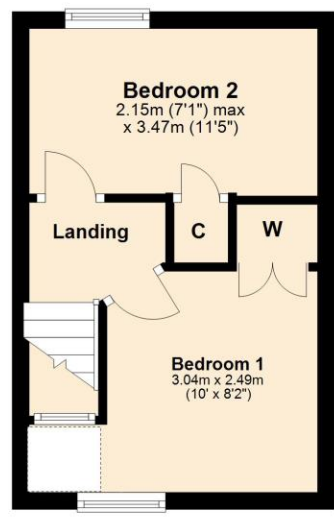
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Ground Floor

Approx. 30.5 sq. metres (328.5 sq. feet)



First Floor

Approx. 18.7 sq. metres (201.0 sq. feet)

Total area: approx. 49.2 sq. metres (529.5 sq. feet)

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