



30 Weavers Croft  
Harleston  
Norfolk  
IP20 9PY

Asking Price: £295,000





- Detached Bungalow
- Two bedrooms
- Spacious living room
- Modern Conservatory
- Stylish shower room
- Gas central heating
- Single garage and driveway space
- No onward chain



### Location

Set in the heart of the Waveney Valley, Harleston is a vibrant South Norfolk 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, cycle rides and access to the east coast, which is around 25 minutes away by car.





## The Property

The bungalow has clearly been well cared for during the seller's ownership, offering neutral decoration, bright spacious living room and a modern uPVC conservatory. There are two bedrooms and a stylish shower room. The bungalow lends itself for 'turn-key' living and is ready to enjoy straight away.

## Outside

There is a small garden to front and pathway leading to the entrance door. A gate provides access into the enclosed rear garden, which is laid to lawn, along with a small rockery, raised decking and pergola. A personal door from the garden opens into the single garage, which has a space for one vehicle in front.

Agents note: An exchange of contracts is subject to the grant of probate.

## Services

Mains electric, water and drainage are connected. Gas fired central heating system

## How to get there – What3words:

simulations.treat.snapping

## Viewing

Strictly by appointment with TW Gaze.

## Tenure: Freehold

## Council Tax Band: B

## Ref: 2/19486/CC


### Important Notice

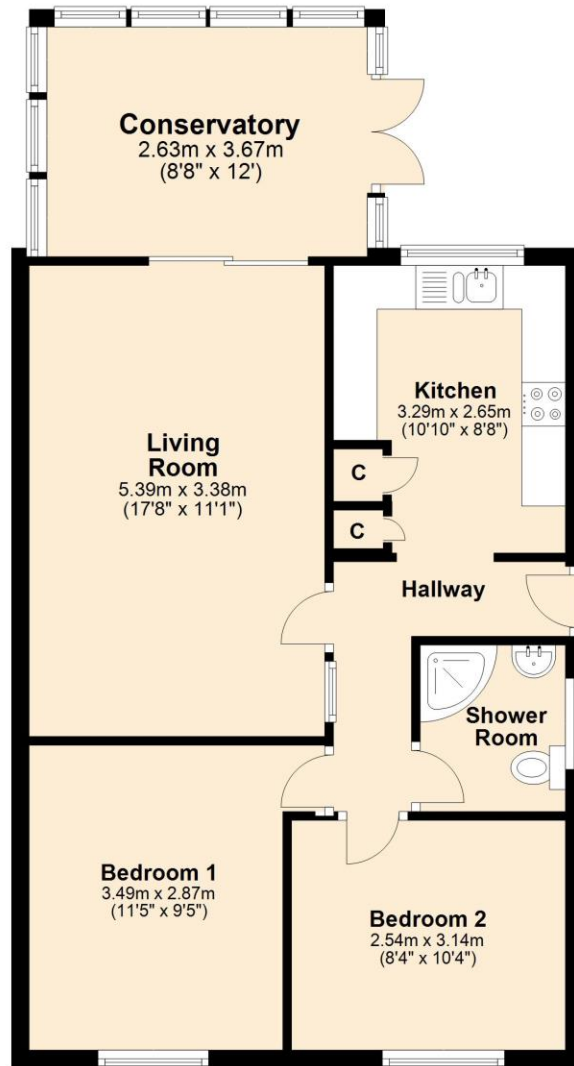
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



### Ground Floor

Approx. 65.1 sq. metres (700.9 sq. feet)

Total area: approx. 65.1 sq. metres (700.9 sq. feet)

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