

5 Keeleys Yard, Harleston, IP20 9BQ

*GUIDE PRICE: £120,000 - £140,000 (plus fees)



Three storey two bedroom town house close to town centre

This Grade II listed property has stylish and recently improved accommodation arranged over three floors. The property originally formed part of a Victorian stocking factory and showcases period and original features including exposed brickwork, stable front door and wooden doors.

It is tucked away within a small enclave of similar period properties moments from the town centre.

Harleston is a vibrant market town with many historic buildings, a beautiful chapel and plenty of character with an abundance of local services and amenities. Diss is a fifteen minute drive away and has a direct train line to London Liverpool Street.

Description:

Ground Floor: Spacious sitting room with large utility cupboard.

First Floor: Recently refitted dual aspect kitchen/dining room, refitted bathroom.

Second Floor: Two double bedrooms off landing.

Please note there is no garden or parking with the property.



GROUND FLOOR
APPROX. FLOOR
AREA 10.00 SQ. M.
(20.7 SQ. FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 10.00 SQ. M.
(20.7 SQ. FT.)
TOTAL APPROX. FLOOR AREA 20.00 SQ. M.
(41.4 SQ. FT.)
Measurements are approximate. Plans are for guidance only.
Not to be used for building work.



SECOND FLOOR
APPROX. FLOOR
AREA 10.00 SQ. M.
(20.7 SQ. FT.)



Tenure: Freehold

Local Authority: South Norfolk Council. Tel: 01508 533633

Solicitors: EG.Law, 3 Seballd Crescent, Poringland, Norwich, NR14 7GJ. Tel: 01508 486287. Ref: Debbie Everett

Viewing: Open days scheduled for Thursday 23rd, 30th August & 6th September between 9.30am - 10.00am:

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 (£700 + VAT), payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.