



3 PEMBERTON ROAD
HARLESTON IP20 9JJ



A 2 bed detached bungalow with the potential to modernise. Located close to amenities and Offered with No Onward Chain



The property comprises a detached double-fronted bungalow, believed to date from the 1930s with bay windows to the the front two rooms. It is located in a popular private residential road on the sought-after south side of Harleston.

The bungalow offers a blank canvas to personalise, update and extend subject to the necessary planning consents. Precedents have already been set in the road for enlarging. The front door opens to the entrance hall with a double aspect sitting room with feature fireplace to one side and a double aspect bedroom to the other. There is a second bedroom to the rear and the bathroom has been converted to a wet room. The kitchen is to the rear and fitted with a comprehensive range of wall and base units. A door leads to a lobby/lean to giving access to the garden.

There is a parking area to the front of the property but the formal drive needs to be reinstated as the late vendor did not use a car and the entrance has grassed over. The rear garden is a delightful feature of the property and is established being principally laid to lawn with an array

of mature shrubs and trees.

LOCATION

Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, veterinary surgery, schools to GCSE level, 2 hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going on all year and lots of local clubs, organisations and activities.

SERVICES

Gas central heating. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk Council & Tax Band C

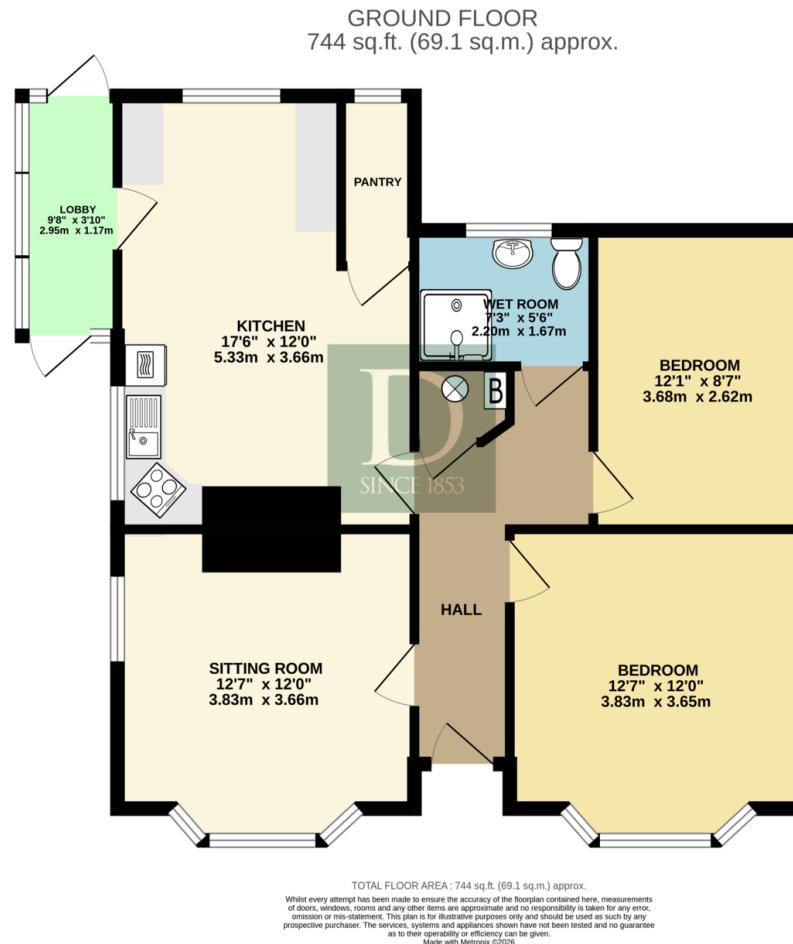
AGENTS NOTE

Please note the property is available subject to the Grant of Probate being received.





FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 32-34 Thoroughfare,
Harleston, Norfolk, IP20 9AU

Tel : 01379852217
Email : harleston@durrants.com