



12 Kemps Barn
East Harling
Norfolk
NR16 2TS

Asking price: £189,950





- Attractive brick and flint end terrace house
- 2 bedrooms
- Conservatory
- Single garage and parking
- Popular village
- No onward chain

Location

Situated on the edge of the village of East Harling which is one of the area's best served villages with an excellent range of facilities including schooling, two pubs, grocers with bakery, general stores, butchers, doctors, dentist and a wonderful sports field and social club. This is one of the most active villages with societies for many interests and a real community feel. The village is well connected with easy access onto the A11 which serves Cambridge to the south or Norwich to the north. Wider afield lie the larger towns of Diss, Wymondham, Attleborough and Bury St Edmunds, and the cities of Norwich, just 25 miles away, and Cambridge, within 45 minutes or so by car (all dual carriageway).





Property

Attractive two-bedroom, end terrace property created from what was originally a brick and flint barn. Elements of the original property are still visible, with ceiling beams in the bedrooms and a wonderfully textured flint wall in the conservatory. The property offers well laid out accommodation, the sitting room with wood burning stove leads into the kitchen, which has enough space to accommodate a table and chairs. There are ample fitted units with ceramic hob, eye level single oven and plumbing for a washing machine and dishwasher. A UPVC door leads into the conservatory, which in turn gives access to the courtyard, with gate to the garage and front of the property.

Outside

A sunny brick weaved courtyard planted with many mature plants and shrubs. A single garage, en-bloc but adjacent to the property, with an off-road parking space in front.

Services

Mains electricity, water and drainage are connected, heating is via electric night storage heaters.

How to get there:

What3words: [///rejoin.notifying.paving](https://www.what3words.com/rejoin.notifying.paving).

Viewing

By appointment with TW Gaze

Tenure: Freehold

Council Tax Band: B


Ref: 2/19576/CC

Important Notice

TW Gaze for themselves and for their Client give notice that:-

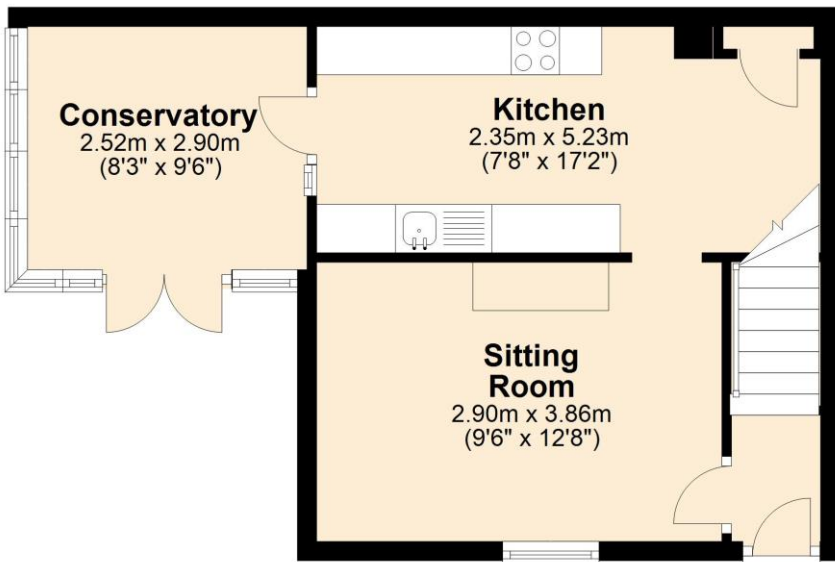
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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

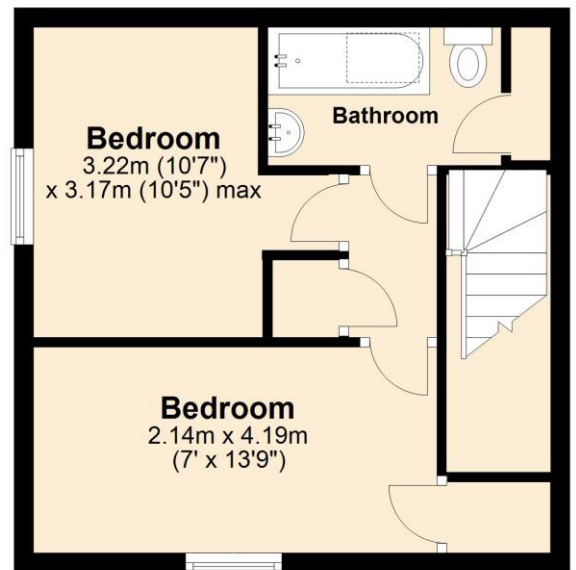
Ground Floor

Approx. 35.5 sq. metres (382.3 sq. feet)



First Floor

Approx. 29.3 sq. metres (315.1 sq. feet)



Total area: approx. 64.8 sq. metres (697.5 sq. feet)

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