

*A two bedroom mid terrace house
just a short walk from the
amenities of this popular village.*

Guide Price
£200,000 Freehold
Ref: P7446/B

11 Harris Court
Debenham
Suffolk
IP14 6SB



Sitting/dining room and kitchen/breakfast room.
Two double bedrooms and a family shower room.
Enclosed garden to rear.
Allocated off-road parking.
No forward chain.

Contact Us



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Location

Debenham is a picturesque and historic village which benefits from excellent local amenities including a small supermarket, hardware store, newsagents, tea shop, doctor's surgery, butchers, post office, greengrocers, veterinary practice, public house and leisure centre. It is also served by well regarded schools, Sir Robert Hitcham CEVAP Primary School and Debenham High School.

The historic market town of Framlingham, with its medieval castle, lies approximately 7½ miles to the east, and offers further excellent schooling in both the state and private sectors. The County town of Ipswich (14 miles) and Stowmarket (10 miles) both offer more extensive facilities including mainline railway stations with regular services to London's Liverpool Street Station scheduled to take approximately 65 minutes and 85 minutes respectively. The Suffolk heritage Coast, with towns such as Aldeburgh, is approximately 24 miles. The A14 trunk road provides access in a westerly direction towards Bury St Edmunds, Cambridge and the Midlands. Norwich is approximately 25 miles to the north as the crow flies.

Description

11 Harris Court is a two bedroom mid terrace house with brick elevations under a pitched tiled roof. The property is located in a quiet residential cul-de-sac with similar style properties.

The front door opens into the sitting/dining room, which has a large window to the front and a door through to the kitchen/breakfast room. This has a window to the rear and a door to the garden. Together with a matching range of fitted wall and base units with space for appliances and an electric cooker.

A spiral stair-case rises from the sitting/dining room to the first floor landing where there are doors off to bedroom one. Bedroom one is a double bedroom with views to the front, and built-in wardrobes with hanging rail, shelving and mirror fronted sliding doors. Bedroom two is a good size double bedroom with views to the rear. There is a door off the landing to the family shower room. This has a close coupled WC, built-in shower cubicle with electric shower over, a pedestal handwash basin and ceramic tiled floors and walls.

The property benefits from UPVC double glazing and electric heating throughout.

Outside the property is approached from the highway via a pathway leading through an open plan garden to the front door. There is an outside storage cupboard to the side. The rear garden is mainly laid to lawn with a timber shed with decking to the front. The garden is enclosed by panelled fencing with gated access to a pathway which leads to the allocated parking.

This property would make a perfect first time purchase or investment property and has been successfully let to the current time.

Please note that there is no forward chain.



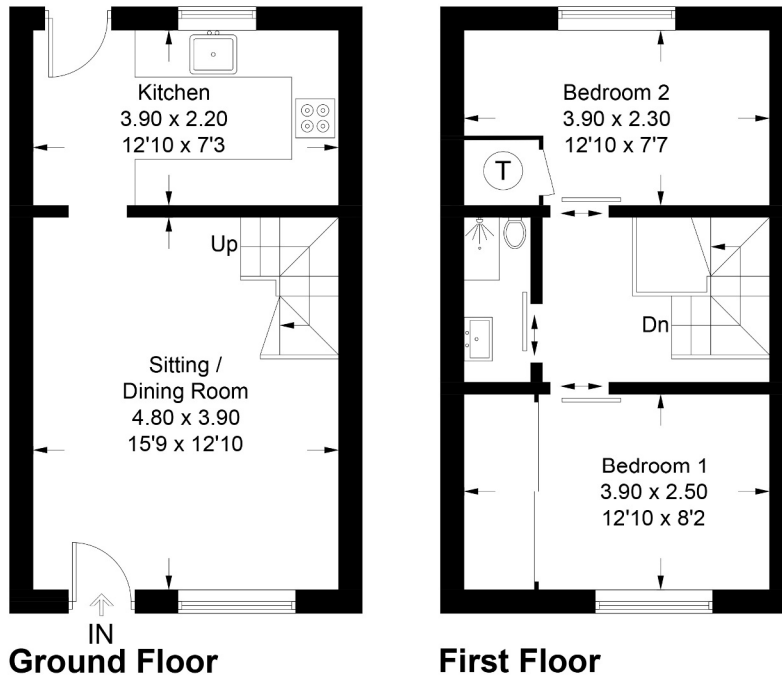






11 Harris Court, Debenham

Approximate Gross Internal Area = 56.0 sq m / 603 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electric night storage heating.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = C

Council Tax Band B ; £1,651.50 payable per annum 2024/2025

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX;
Tel: 0300 1234000

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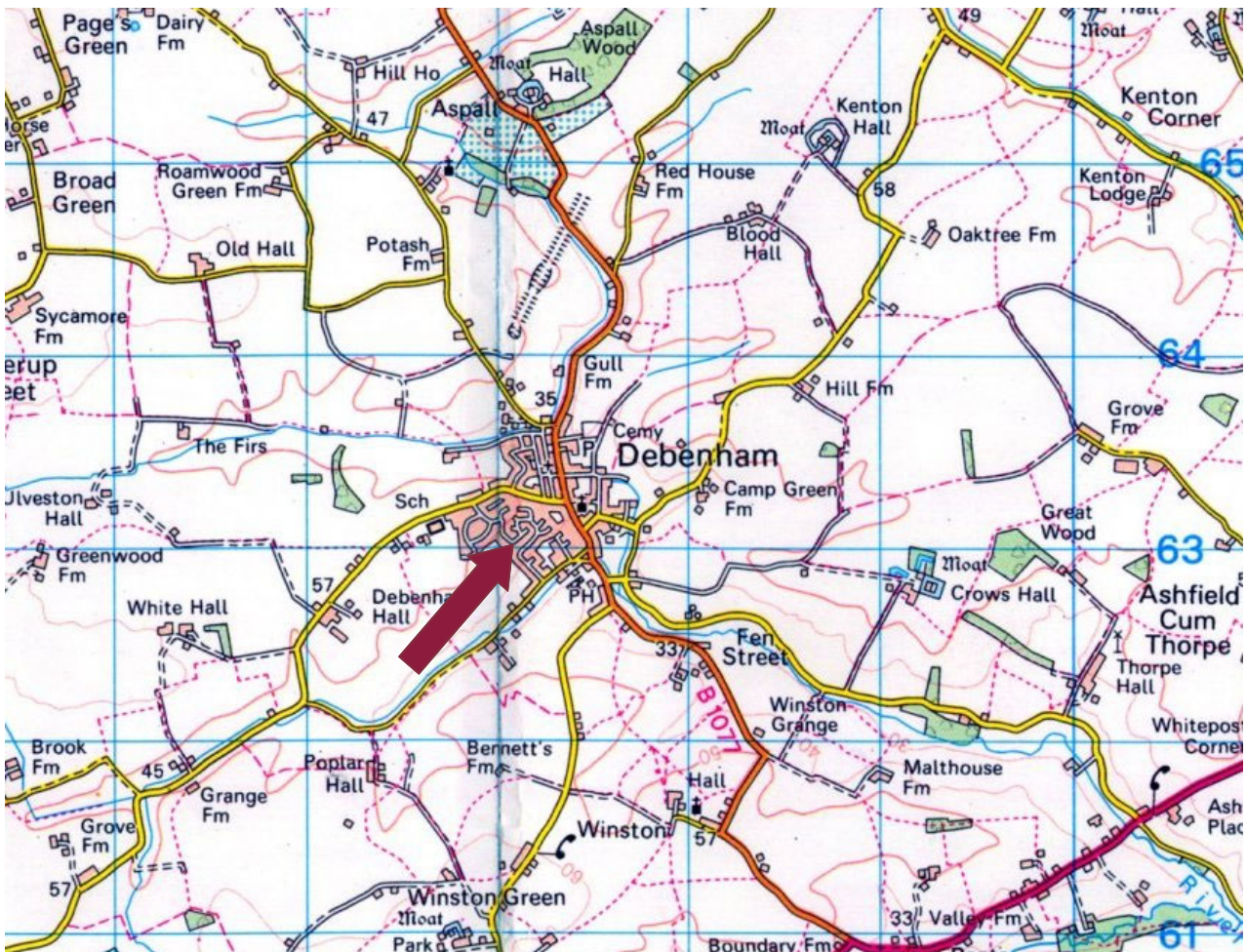
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

September 2024

Directions

Approaching Debenham on the A1120 from Framlingham take the turning on the right at the junction of the 1077 to Debenham. When entering the village take the second turning into Cherry Tree Lane. At the junction turn left into Low Road, continue along Low Road and take the next turning on the right, Gardeners Road Continue along Gardeners Road to the end, take the turning on your right into Harris Court where the property can be found on the right.

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