



131 Chediston Street,
Halesworth , Suffolk, IP19 8BJ



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ESTATE AGENTS

An attractive two bedroom period cottage, located in the heart of Halesworth Town Centre, yet in a quiet tucked away location with a garden and vehicular access. Offered chain free.

Accommodation comprises briefly:

- * Cosy sitting room with an exposed brick fireplace housing a wood burner
- * Open plan dining room and kitchen with appliances
- * Two double bedrooms
- * Ground floor bathroom with shower over
- * Character cottage with some exposed timbers and a fireplace
- * Situated in the town centre - yet tucked away in a quiet location
- * Rear enclosed garden with access by car with the possibility to park in the garden
- * Pine ledge and brace doors



Property

Approaching the property by foot through Rectory lane (Duck Lane) a front door opens into the cosy sitting room which has an exposed brick wall and fireplace housing a wood burning stove, timber cupboard and shelving to one side and a door opens to the stairs the other side. To the rear is a dining room which opens into the kitchen, there is space to sit and enjoy the view of the rear garden with plenty of light from the windows and door to the garden. The kitchen has a range of pine cupboards, fitted dishwasher, washing machine and a freestanding electric cooker. At the end of the kitchen is a lobby where a cupboard houses the water cylinder and a stable door to the garden. The bathroom is off the lobby and provides a bath with a shower over, wash hand basin and w.c. Stairs rise from the sitting room to the first floor small landing, where there are two double bedrooms, the front bedroom has a built-in cupboard and the bedroom to the rear has a range of built-in wardrobes to one wall. This charming semi-detached cottage has electric heating and secondary glazing.



Outside

There is pedestrian access along Rectory Lane to the front of the house, additional shared access by foot or car can be found off Chediston Street to the rear garden, the recent owner choose to fence all of the garden but previous owners have incorporated parking within this area, however a residents permit for parking can also be purchased currently at a cost of £50 a year. The rear garden is a lovely quiet space, grassed and planted with shrubs with a small brick garden store.

Location

The property is located in Chediston Street which is one of the town's prettiest roads and a stroll to all the town's amenities. Halesworth provides many independent shops, schools, public houses, restaurants, doctors and vets. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station with services to London Liverpool Street via Ipswich. The heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 20 minutes drive away.

GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.

1ST FLOOR
258 sq.ft. (24.0 sq.m.) approx.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Electric heating. Mains drainage, electricity and water connected.

Local Authority:

East Suffolk Council

Tax Band: C

EPC: E

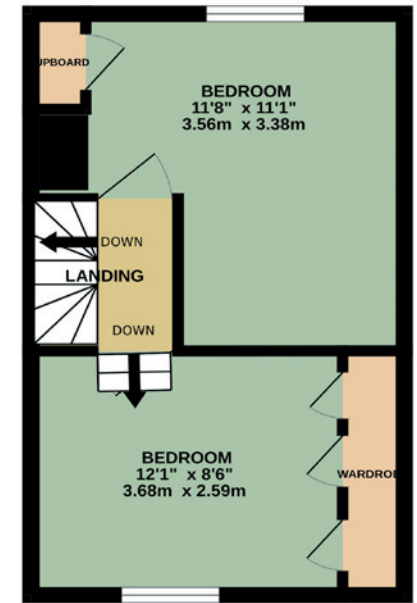
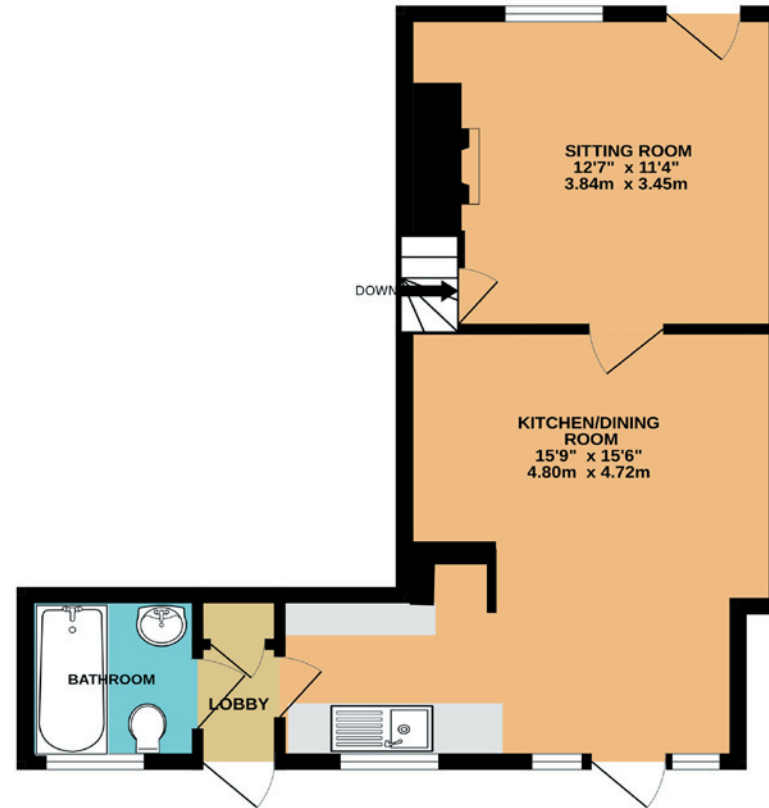
Postcode: IP19 8BJ

Tenure

Freehold

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.



Guide Price £195,000

TOTAL FLOOR AREA : 651 sq.ft. (60.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To arrange a viewing, please call 01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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