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*19 Rectory Street,
Halesworth, Suffolk*

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**MUSKER
McINTYRE**
ESTATE AGENTS

This three bedroom Victorian town house is situated in a quiet 'no through road' in the centre of town and unusual for this location it has a good sized private garden. Just a stroll into the thoroughfare and close to the train station. Offered with no onward free.

Accommodation comprises briefly:

- Entrance Hallway
- Sitting Room
- Kitchen/Dining Room
- Large Master Bedroom
- Two further Bedrooms
- Ground Floor Shower Room
- Spacious landing
- Private Good Sized Garden
- A stroll to the towns facilities
- Double Glazed throughout
- Gas Central Heating
- Residents Permit parking



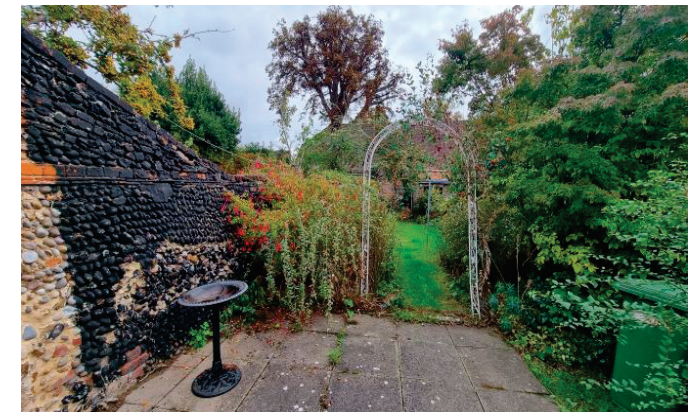
Property

A door opens into the hallway where stairs rise to the first floor and the sitting room is found to the front of the house and overlooks Rectory Green. There is a brick fireplace, which is not currently used. To the rear is the dining room which has been extended into the kitchen area with a door and window to the rear garden and a large skylight gives additional light. The kitchen is fitted with wall and base cupboards and a free standing electric cooker. Plenty of storage can be found with a deep under stairs cupboard and a lobby and cupboard housing the gas central heating boiler. The shower room off the lobby is fully tiled with a shower cubicle, w.c. and hand basin. Off the first floor spacious landing are three bedrooms, the master to the front is a good size, with a further double with built-in wardrobes and a single bedroom.

The house has been maintained well and used for many years as a second home, now offers a blank canvas for a buyer to make their own mark.







Outside

The rear garden is a lovely feature of this property as it is a good sized long garden with a paved area next to the house with an attractive brick and flint wall to one boundary, planted with flower, shrubs and trees which edge a lawn to the rear. There is a timber garden shed and a garden gate allows access for bins etc. behind no's 20 and 21 Rectory Street. On-road residents permit parking is available directly outside, currently costs £30 a year.

Location

Halesworth provides many independent shops, range of schools, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is close-by and used as a theatre, cinema, exhibitions and workshops. There is a train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are close-by.

Fixtures & Fittings

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

Services

Mains Gas central heating. Mains water, electricity and drainage connected.
EPC: C

Local Authority:

East Suffolk District Council
Tax Band: B
Postcode: IP19 8BS

Tenure

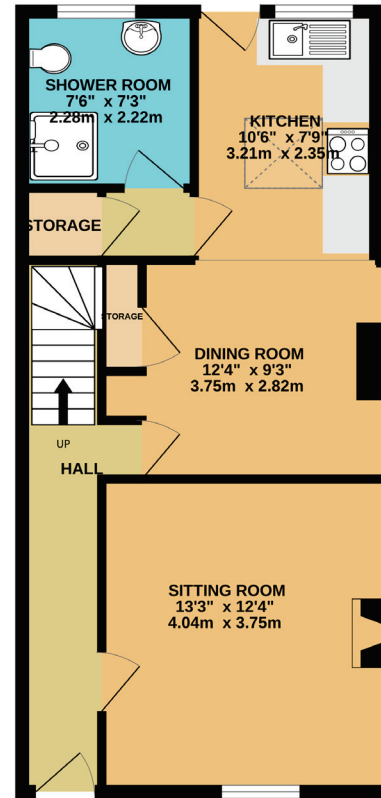
Vacant possession of the freehold will be given upon completion.

Agents' Note

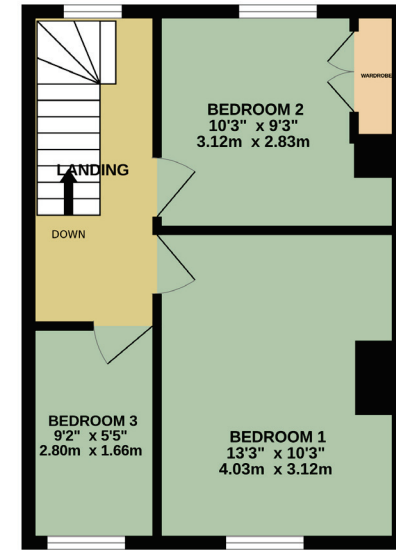
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £295,000

GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 848 sq.ft. (78.8 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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