



26 Roman Way,
Halesworth, Suffolk IP19 8TP





Southwold - 9 miles

Norwich - 26 miles

This wonderful three bedroom house is offered in beautiful condition with an excellent kitchen, sitting room with a conservatory overlooking an attractive walled rear paved garden, with garage and parking close to the town centre.

Accommodation comprises briefly:

- Sitting room with feature fireplace
- Stylish Well Fitted Kitchen/Dining Room
- Cloakroom
- Conservatory
- Three Bedrooms
- Well Appointed Shower Room
- Attractive Walled Rear Garden and Pretty Front Garden
- Gas Central Heating
- Single Garage Close-by with Parking
- UPVC Double Glazed Windows
- Offered in Beautiful Decorative Order



The Property

The front door opens into the hallway where the stairs rise to the first floor. The cloakroom with a w.c. and hand basin is found to the front of the hall. The kitchen has been extremely well fitted with a good range of cupboards and drawers to include a wine rack, pull out larder cupboards, integrated Neff electric cooker, microwave, dishwasher and fridge/freezer. There is a ceramic hob with glass splash back and stainless steel extractor hood over.

The sitting room with a fireplace is a lovely focal point with a door leading out to the conservatory. This is an excellent addition to sit in and enjoy the rear garden. This room has double doors and is fitted with ceiling blinds. Off the first floor landing an airing cupboard is located and fitted with a radiator and shelving. There are two lovely double bedrooms, both with fitted wardrobes and a single bedroom. The well appointed shower room has part tiled walls with a large shower cubicle, w.c. and hand basin. The property has double glazed windows and doors and a gas combination boiler for heating and hot water.



Garden

The property is accessed to the front through a hand gate with a pretty front garden with a paved area for sitting and a small lawn edged with flowers and shrubs. A gate to rear takes you into the delightful rear paved garden which is a private space with raised shrub beds around a curved brick wall and timber fencing. The garage is close-by with parking to the front and is fitted with solar panels which is perfect for charging scooters, electric bikes etc.

Location

The property is located close to the centre of the market town of Halesworth. Halesworth provides many independent shops, Primary school, public houses, restaurants, doctors, vets and a supermarket. 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 at Halesworth with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 30 minute drive away.



Fixtures & Fittings

Fixtures and fittings excluded from the sale, some may be available in addition, subject to separate negotiation.

Services

Gas-fired combi boiler for central heating
Mains water, electric and sewerage

EPC Rating: C

Local Authority:

East Suffolk Council

Tax Band: C

Postcode: IP19 8TP

Agents Note

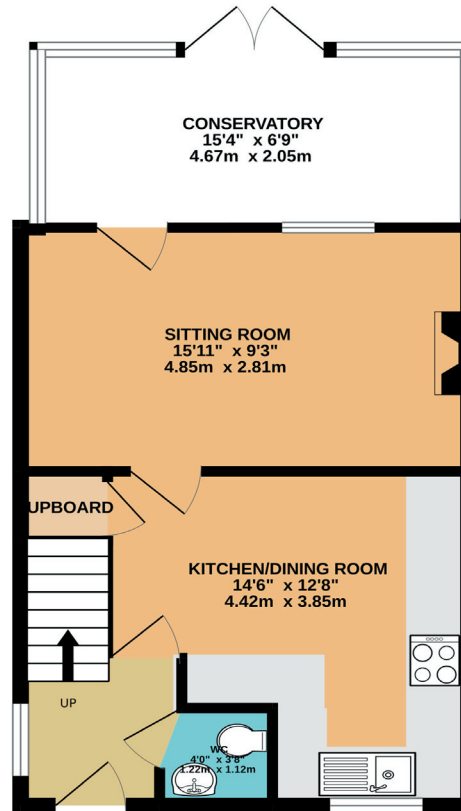
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

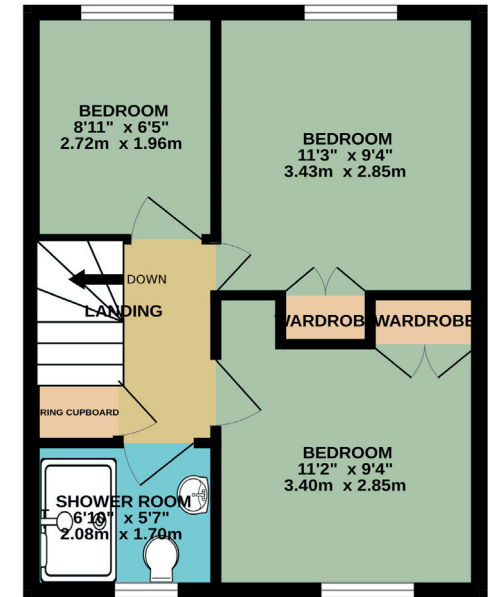
Vacant possession of the freehold will be given on completion.

Guide Price £290,000

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 796 sq.ft. (74.0 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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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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