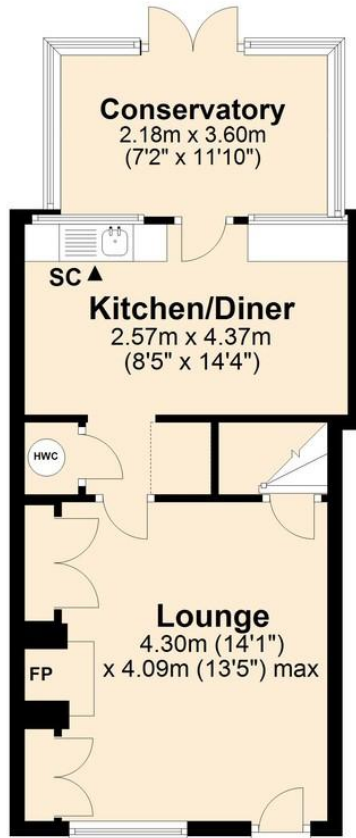


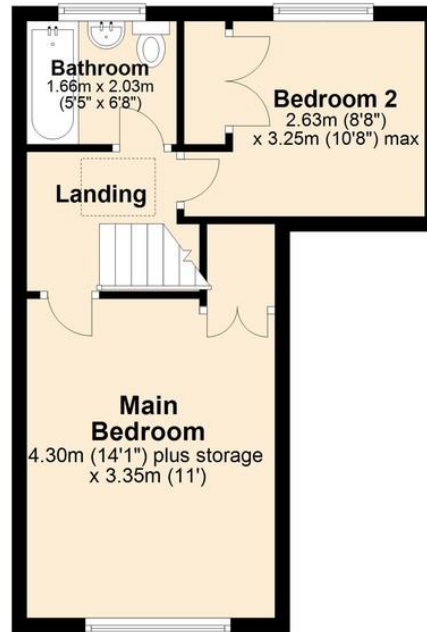
Ground Floor

Approx. 41.8 sq. metres (450.1 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.6 sq. feet)



Total area: approx. 74.1 sq. metres (797.7 sq. feet)

OUTSIDE

Situated in an idyllic village location, the property fronts onto the road, opposite Bungay Road. To the rear is the approx. 21'10 x 13'5 low maintenance courtyard-style garden featuring mature shrubs, patio area, brick-built outbuilding and gate providing right of way access.

DIRECTIONS

Head into Holton on Bungay Road and follow the road to the end. The Street and property are opposite the junction, set back from the road.

LOCAL AUTHORITY

East Suffolk

COUNCIL TAX BAND

B

Energy Efficiency Rating Current D 56 Potential A 112

01603 760 770
hello@dragonflylettings.com
www.dragonflylettings.com
Unit 4 Dragonfly Lane, Cringleford, Norfolk, NR4 7FF

Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



Situated in a popular village location and conservation area, this mid-terraced cottage boasts character and charm throughout featuring exposed beams. The well-presented accommodation includes a lounge, kitchen/diner, plus conservatory with access to the courtyard-style bi-sected garden. Do not miss out!

The Street

Holton | Halesworth
Suffolk | IP19 8PH

£875 pcm

Mid-terraced cottage situated in a popular village location, within a conservation area

Charming cottage featuring exposed beams and character throughout

2 good-sized first floor bedrooms, both with storage

Cottage-style kitchen with access through to the conservatory

14'1 lounge to the front of the property with feature fireplace

First floor family bathroom with 3-piece suite

Electric storage heating and double glazing

Enclosed courtyard-style bi-sected rear garden with outbuilding and patio seating area

Ideally situated for local public house, primary school, village hall, garden centre and play area

Available start to mid August

