



97 LONDON ROAD
HALESWORTH, IP19 8LS



A one bedroom end of terraced Grade II Listed cottage, with on road permit parking and courtyard garden, all within walking distance to Halesworth town centre.

Rarely available, walking distance to Halesworth town centre, with beautiful views, this property is one to view!
Stepping through the main entrance door you are welcomed into the porch, with a window that overlooks St. Marys Church. To your right you have the kitchen, a dual aspect room with base units, space for appliances and the newly installed combi boiler in the corner of the room.
Through to the open plan dining room/sitting room, this is the heart of the property. With a cosy wood burning stove and stairs up to the first floor.
Up the wooden character stairs, you have the landing. The bathroom is dual aspect with a bath, toilet and basin.
The master bedroom is a generous size, with loft access for extra storage.
Outside, there is on road permit parking available to the front of the property, for £30 per year although all residents have to prove ownership to the council prior to being granted for the permit.

To the rear you have an enclosed courtyard garden, with beautiful raised borders with mature shrubs and the most perfect Al Fresco spot to sit and enjoy dinner in the sunshine!

With endless character features, such as exposed beams, sash windows and high ceilings, in a perfect town centre location, this property is worth a look!

Tenure – Freehold

SERVICES Mains water, drainage and electricity are connected. Heating is provided for by way of gas fired central heating through radiators, the boiler was installed in 2022 and last serviced in August 2023. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council – Band A

EPC – Exempt

VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

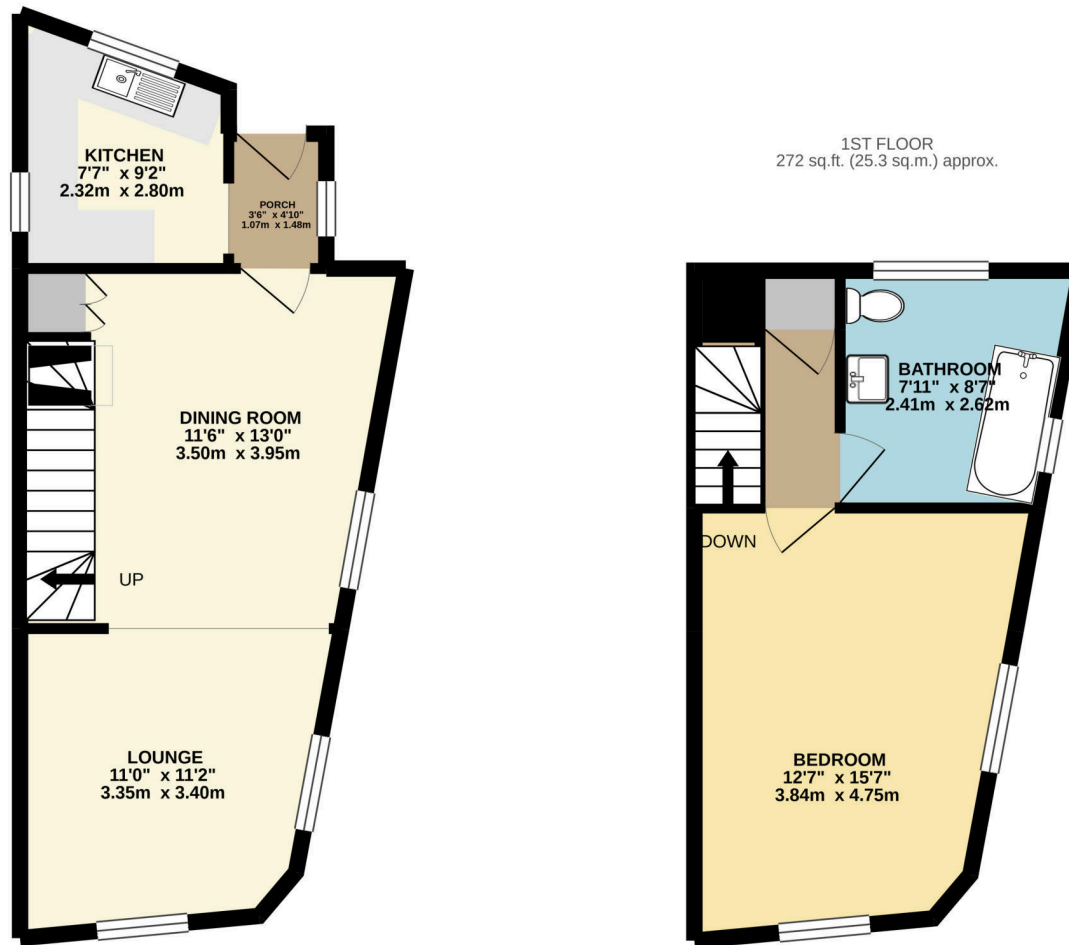
DURRANTS BUILDING CONSULTANCY Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.

VENDOR NOTES – The next door neighbours property has right of way through the courtyard garden to reach their own garden gate.





FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

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CONTACT US

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