



4 MOUNT PLEASANT
HALESWORTH, IP19 8JE



A delightful three bedroom end of terrace house, that has been completely renovated, offered chain free and situated in a spacious corner plot, close to the town centre of Halesworth.

Calling all first time buyers and investors, this spacious end of terrace house has been recently renovated by the current owner and is ready to move straight in to! With potential to extend to the side and rear of the property and offered chain free, this is one to view! Stepping into the property, you are welcomed into the hallway, with stairs up to the first floor. To the right you have the spacious sitting room/diner, which overlooks the front aspect, with a cupboard under the stairs for storage and a fireplace that is currently closed up, however a wood burning stove could be added if desired. The kitchen overlooks the rear aspect, with a range of base and wall units and space for further appliances. From here you have the rear lobby, which is where the gas combi boiler is located and access straight out to the rear garden. A further door leads to the downstairs bathroom, boasting a white suite consisting of a bath with a shower over, toilet and basin. Upstairs on the first floor, you have the spacious master bedroom which is a large double room, with a newly added en-suite shower room. This has a walk in double shower, toilet and basin. Two further bedrooms are found off the landing, all overlooking the rear aspect. Outside, there is plenty of off road parking on the driveway to the side of the property, and to the rear is an attractive and enclosed garden that has a patio area and lawn. There is potential to extend to the side and rear of the property (stp).

Tenure – Freehold - Vacant possession of the freehold will be given upon completion.



Halesworth is a charming market town with a rich variety of local independent shops on the edge of the Suffolk Heritage Coast. The north Suffolk market town of Halesworth is a pretty town with a wide range of independent shops mainly situated along a pedestrianised Thoroughfare and Market Place. There is a weekly market on Wednesdays. The town has a primary school, library, railway station and excellent bus links to other local towns. Norwich the county city of Norfolk is located approximately 24 miles north, Ipswich the county town of Suffolk is 31 miles south and the popular regency resort of Southwold is only 9 miles to the east.

SERVICES Mains water, drainage and electricity are connected. Heating is provided by way of gas fired central heating. The gas boiler was installed in October 2020 and was last serviced on the 27th of November 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 – Tax band B

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.

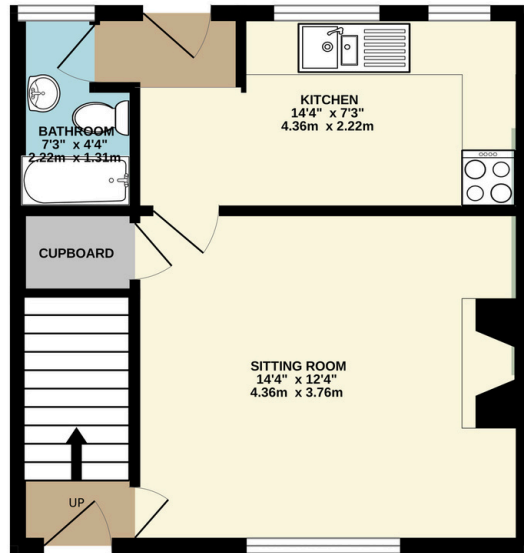
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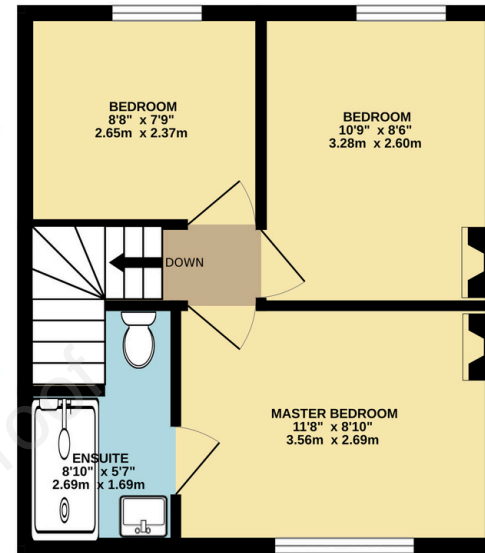


FLOOR PLAN

GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.



D
SINCE 1853

TOTAL FLOOR AREA : 689 sq.ft. (64.0 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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CONTACT US

Durrants, 12 Thoroughfare,
Halesworth, Suffolk, IP19 8AH

Tel : **01986 872553**

Email : halesworth@durrants.com

