



22 QUAY ST  
HALESWORTH, LP19 8EP







This charming Grade II Listed end of terrace house is located in the heart of Halesworth and benefits from off road parking, a beautiful garden, two storey outbuilding and is certainly one to view!

With endless potential and beautiful character features within a stunning location where properties are rarely available, this home is not to be missed! Leading through the gate and up the steps, 22 Quay Street is situated in an elevated position where in which you are welcomed through the front door that opens straight into the spacious sitting room/dining room. There is a cosy fireplace in here, however it has been blocked up and a gas fireplace is being used instead. From here you have the hallway, where you will find two cupboards under the stairs, one of which is a boiler cupboard where the combi Worcester boiler is located and the other used for storage. Up two steps, you are welcomed into the kitchen, which is a good size and overlooks the rear aspect, with a range of base and wall units and space for appliances. From the kitchen you have the rear porch which is what is used as the main door. Upstairs, three spacious bedrooms can all be found from the landing, in addition to the family bathroom. Bedroom one is a double room that overlooks the front aspect with two storage cupboards, bedroom two is a single room overlooking the front and then bedroom three is another single that overlooks the rear. The family bathroom has a corner shower, toilet and basin. Outside, there is off road parking for four vehicles to the rear of the property. The neighbours property has right of way over no.22 to put their bins out. The large two storey outbuilding/barn is currently used as a workshop, but has a store, fireplace and WC on the ground floor and plenty of storage. This offers potential for conversion to an annexe or holiday let (stp). Beyond this is a large long garden with access to the concrete driveway at the rear. This property has been well loved since the current owner bought the property in November 2005 and is ready for any new buyer to move in to and add their own stamp!



**SERVICES** Mains water, drainage and electricity are connected. Heating is provided for by way of gas fired central heating through radiators. (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** – Not required as a listed property

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

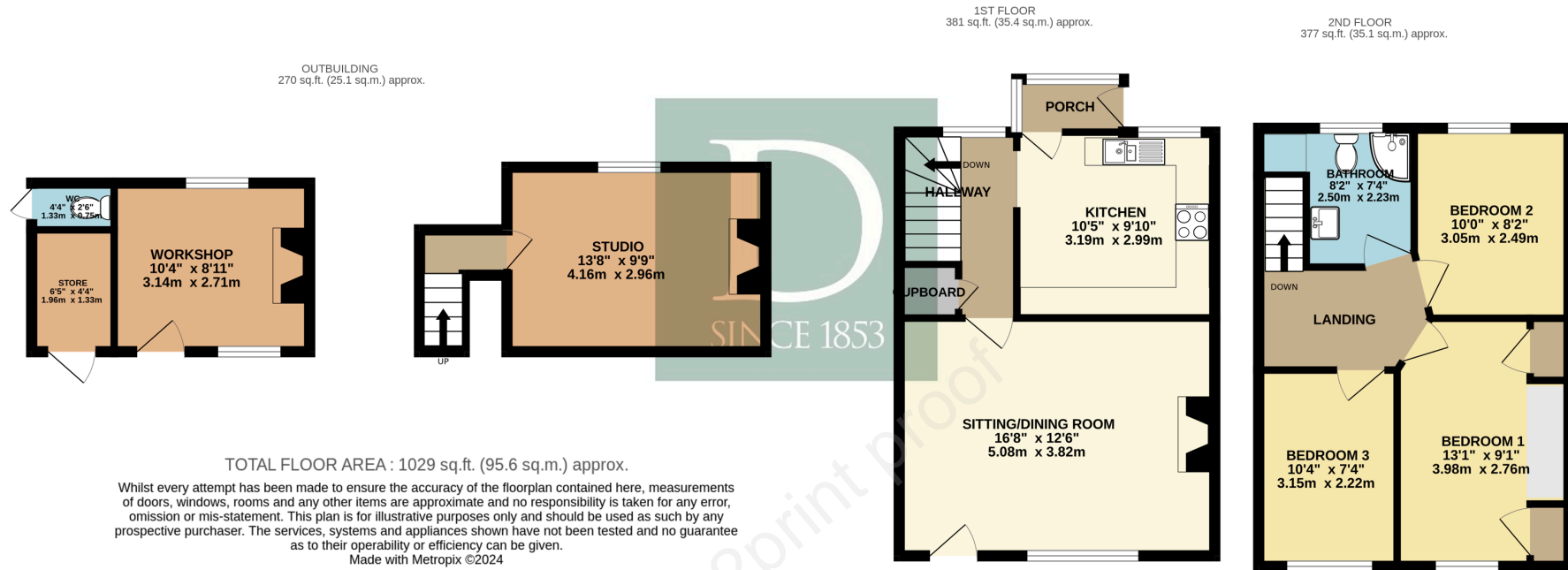








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### CONTACT US

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