



5 MOORES COTTAGES
UPPER HOLTON, IP19 8QP



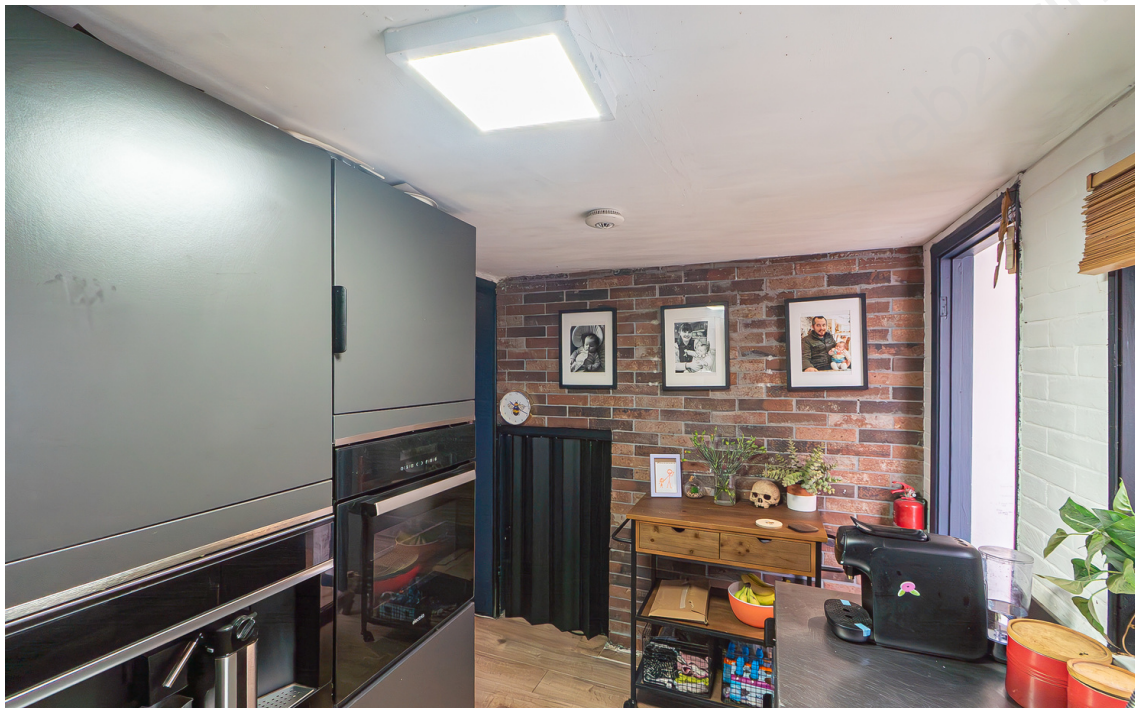
A two-bedroom mid-terrace home, located in a peaceful location close to Halesworth, with off road parking and a generous garden.

Located close to the town of Halesworth down a quiet country road, this two-bedroom property is the perfect home for a first-time buyer or investment purchaser. With off road parking and a large garden to the rear, this home has a lot to offer! As you enter the property you step into the porch. Leading from the porch you are welcomed into the sitting room. This is a generous sized room with a wood burner as the main focal point. Off the sitting room you will find the kitchen. This has been recently updated by the current owner. You will find a two-ring induction hob, integrated oven and microwave, as well as an integrated coffee machine! Following through from the kitchen you will find a family bathroom that boasts a freestanding slipper bath with shower over, basin and toilet. Next to this you will find a utility room with space for a washing machine, tumble dryer, fridge freezer and a door leading out to the garden.

Upstairs you will find two double rooms. Bedroom one is a generous size, has front aspect views and benefits from a built-in wardrobe. Bedroom two is another good size double room and a rear aspect view over the garden.

Outside you will find off road parking for one car, although there is the possibility to add an additional space if required. To the rear of the property, you will find a very generous sized bisected garden which is mainly laid to lawn. Please note that the neighbour has a pedestrian right of way across the rear of your property.

Location - Situated within the village of Holton approximately one mile East of Halesworth this detached house is the perfect project for someone wanting a renovation! Halesworth is a charming market town with a rich variety of local independent shops on the edge of the Suffolk Heritage Coast.



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

SERVICES Mains water and electricity are connected to the property. Private drainage via shared septic tank. Heating is provided by way of electric storage heaters. (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.

EPC – D





GENEROUS
SIZED GARDEN

FLOOR PLAN

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.

1ST FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA - 710 sq.ft. (65.9 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 is given as to their operability or efficiency can be given.
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