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19 Maltings Close,
Halesworth, Suffolk IP19 8EX

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ESTATE AGENTS

Within a short walk to the station and town centre this two bedroom maisonette offers a good sized sitting room, well fitted kitchen and bathroom with a garage close by. Excellent first time buyer or investment property.

Accommodation comprises briefly:

- Hallway
- Sitting room/dining room
- Kitchen
- Two double bedrooms
- Bathroom
- Night storage heaters
- Rear communal garden
- Garage in a block and parking close-by
- Town centre location
- Light and well presented accommodation
- Upvc double glazed throughout



The Property

Entering the property from the front door where stairs lead up to the first floor and to the front is the kitchen, this has been well fitted with a range of units with a sink and plumbing for a washing machine, free standing electric oven. There is a useful large built-in store cupboard over the stairs and the window to the front over looks the close The sitting room is a good size with its deep glazed floor to ceiling windows to the rear overlooking the lovely rear communal garden with the park beyond. There is also a box bay window to the side, and an under-stair cupboard.

From the hallway a further staircase takes you to the second floor and to the two double bedrooms, the main bedroom also enjoys the lovely views across the gardens. The bathroom has a bath with a recently fitted shower over, w.c. and a hand basin. The property benefits from night storage heating and double glazing.



Outside

To the rear are shared lawned gardens and there is a single garage close to the property with parking closeby.

Location

Maltings Close is situated close to the railway station and shops. Halesworth provides many independent shops, range of schools, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station with services to London Liverpool Street via Ipswich. The heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 20 minutes drive away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Electric storage heating. Mains water and drainage connected. Energy Rating:tba

Local Authority:

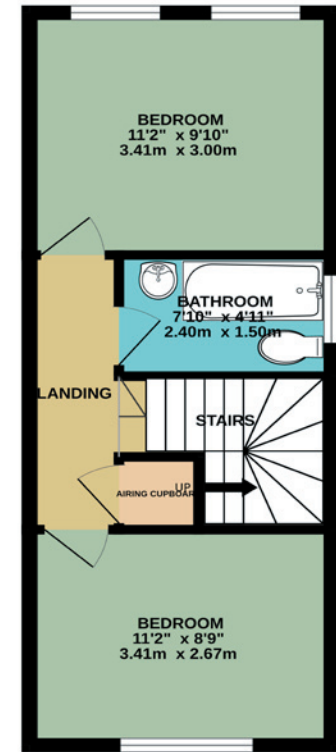
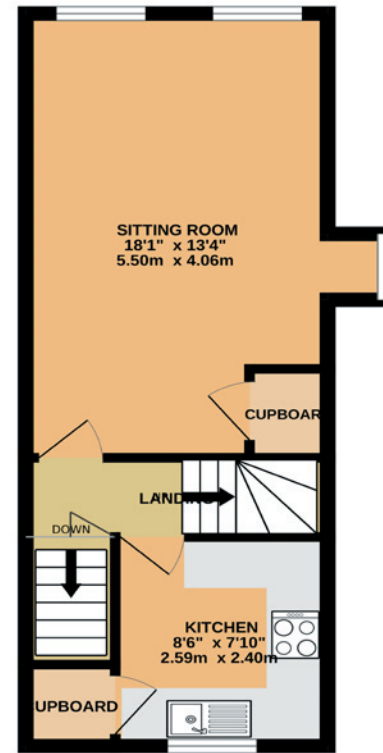
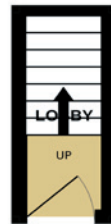
East Suffolk Council
Tax Band:A
EPC:D

Tenure

Vacant possession of the leasehold will be given upon completion.
999 year lease from 1977
Current service charge/insurance fee £470 per annum

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 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 as to their operability or efficiency can be given.
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To arrange a viewing, please call 01986 888205

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www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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