



7 MOUNT PLEASANT  
HALESWORTH, IP19 8JF



This property has been recently renovated by its current owner is ready to move straight into. Being offered with no onward chain and the benefit of three bedrooms, this property is one to view!

Stepping through the front door, you are welcomed into the hallway. To your right is the spacious sitting room, which offers a generous size and provides a view over the front aspect of the property. The kitchen is accessible through an archway off the sitting room and features a good range of wall and base units. A door from the kitchen leads out to the garden. The bathroom, located off the kitchen, includes a shower, bath, basin, and toilet.

Upstairs, the first bedroom is a large double room with a feature fireplace that overlooks the front of the property. Bedrooms one and two, accessible from the landing, both overlook the garden, with bedroom two also featuring a fireplace. All the rooms throughout the property are light and bright, creating a welcoming atmosphere.

Outside, the front of the property offers potential for off-road parking as well as ample on-road parking. The rear of the property boasts a generous-sized garden, mainly laid to lawn, and includes an outbuilding with an electricity supply, adding to the functionality of the outdoor space. SERVICES Mains water and electricity and drainage are connected to the property. Heating is provided by way of gas central heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council - A

TENURE - Freehold

EPC - D

VIEWING Strictly by appointment with the agent's Halesworth office.

Please call 01986 872 553.

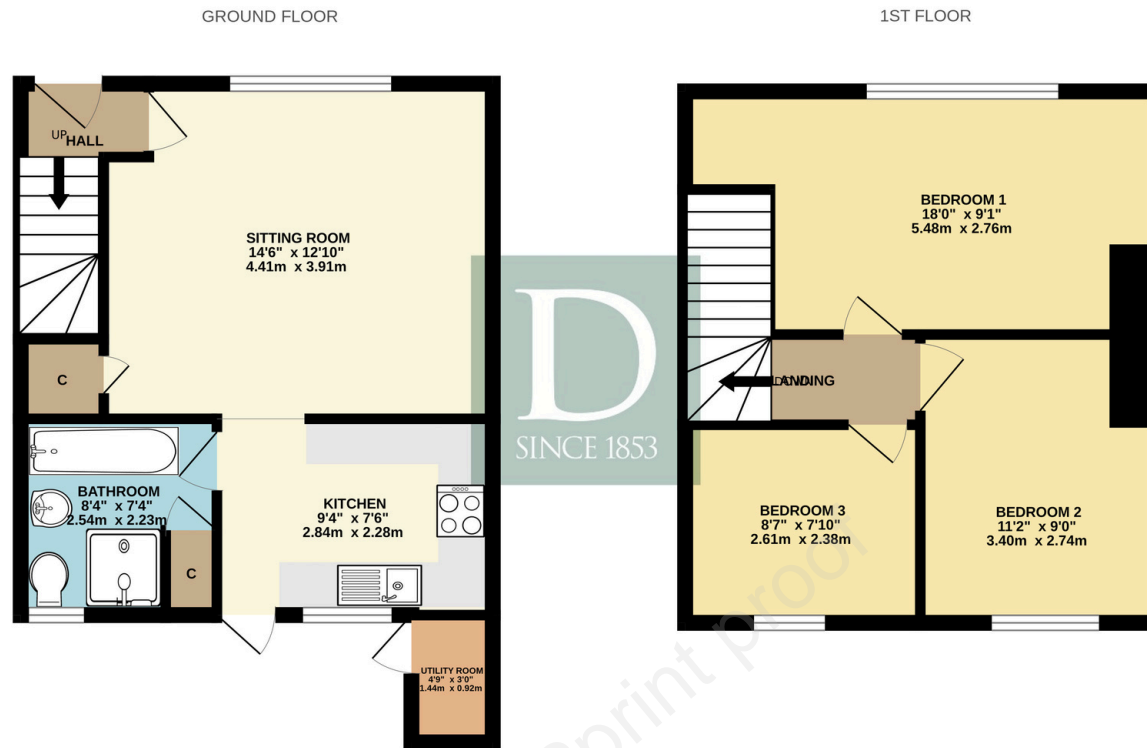
DURRANTS BUILDING CONSULTANCY Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.





NO ONWARD  
CHAIN

## FLOOR PLAN



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

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