



3 SALTERS LANE
WALPOLE, IP19 9BA



This charming, mid terrace cottage offers two bedrooms, a garden to the rear of the property as well as off road parking and is located in the popular village of Walpole

Upon entering the property, you are welcomed into the cozy sitting room, which features a charming fireplace as its main focal point. Adjacent to the sitting room is the kitchen, equipped with a range of wall and base units, an induction hob, an integrated oven, and a fridge. Off the kitchen is the bathroom, which includes a bath/shower, basin, and toilet. Upstairs, there are two double bedrooms, one of which includes built-in cupboards, providing ideal storage space. Outside, there is off-road parking at the front of the property. The garden at the rear is well maintained, offering a pleasant outdoor space for relaxation and entertaining.

Location – The village of Walpole sits on the edge of the fine Heveningham Hall Estate. It is a small rural village situated between Halesworth 2.5 miles, Harleston 14 miles, Beccles 14 miles and Bungay 11.5 miles. 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. A similar distance away is the heritage coastline and the nature reserves of Minsmere and Dunwich. Halesworth has so much to offer from the Halesworth Arts Festival and numerous other events at The Cut arts centre, the annual Ink Festival which encourages aspiring writers, the Latitude Music Festival at Henham.

Tenure – Freehold

SERVICES: Mains water, electricity and drainage are connected. 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 - 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.

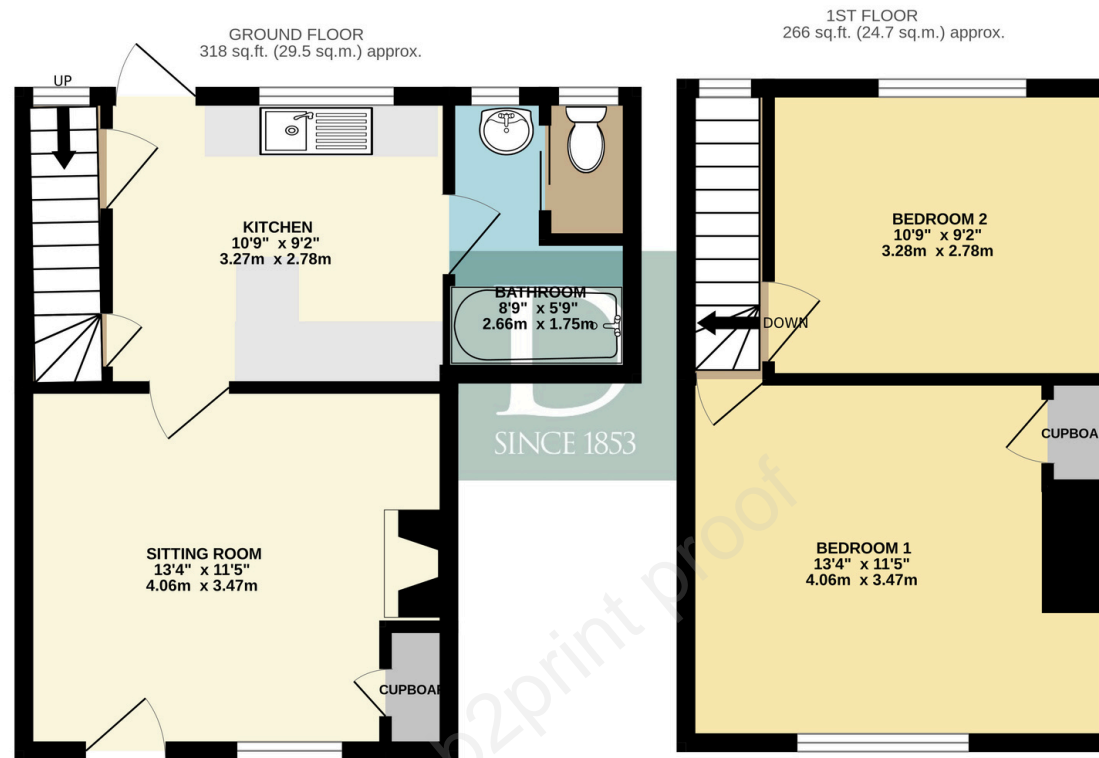
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AGENTS NOTES – The property currently has a tenant, notice has been served with the tenancy ending on 15th October 2024. Please note there is a flying freehold over the downstairs bathroom.





FLOOR PLAN



TOTAL FLOOR AREA : 584 sq.ft. (54.3 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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