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*78 Chediston Street,*  
Halesworth , Suffolk, IP19 8BJ



**MUSKER  
McINTYRE**  
ESTATE AGENTS

This charming one bedroom end terrace period cottage is within walking distance of the town centre, yet is tucked away in a quiet position. Offered chain free.

Accommodation comprises briefly:

- \* Cosy sitting room with an exposed brick fireplace housing a wood-burner
- \* Kitchen with an under-stairs storage area
- \* Attractive large double bedroom
- \* First floor bathroom with shower over
- \* Exposed brick fireplaces and pine doors
- \* Situated close to the town centre - yet tucked away in a quiet location
- \* Night storage heating
- \* Outside space for a garden bench
- \* Garden storage shed and wood store



## Property

Approaching the property by foot off Chediston Street where a front door opens into the cosy sitting room which has an exposed brick fireplace housing a wood burning stove, a door to the rear opens into the kitchen. The kitchen provides a sink in a timber worktop with a cupboard below, a range of shelving and space for a cooker and fridge, and ceramic tiled flooring. There is also a perfect space for a pantry under the stairs. A pine door leads to the stairs which rise from the sitting room to the first floor small landing, where there is a spacious double bedroom overlooking the front gardens. To one wall is a pretty cast-iron fireplace and exposed brick chimney breast. To either side are built-in drawers and wardrobes, The bathroom provides a bath with a shower over, wash hand-basin and w.c. and an electric heated towel rail. This charming end terrace cottage would make a lovely full time home for a couple or one person or an excellent holiday home.



### Outside

From Chediston Street there is a pathway for pedestrian access only in the front of the cottages, for the surrounding properties. A residents permit for parking can also be purchased. A small brick paved area with flowers immediately in front of the cottage allows an outdoor space for a garden seat. The cottage also owns a flower bed opposite next to its garden store and there is an additional wood store.

### Location

The property is located in Chediston Street which is one of the town's prettiest roads and a stroll to all the town's amenities. Halesworth provides many independent shops, primary school, public houses, restaurants, doctors and vets. 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, but may be available in addition, subject to separate negotiation.

### Services

Electric heating. Mains drainage, electricity and water connected.

### Local Authority:

East Suffolk Council

Tax Band: A

EPC: E

Postcode: IP19 8BJ

### Tenure

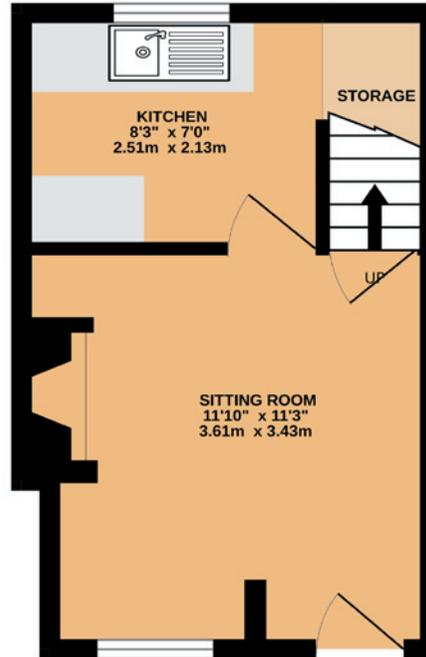
Freehold

### Agents' Note

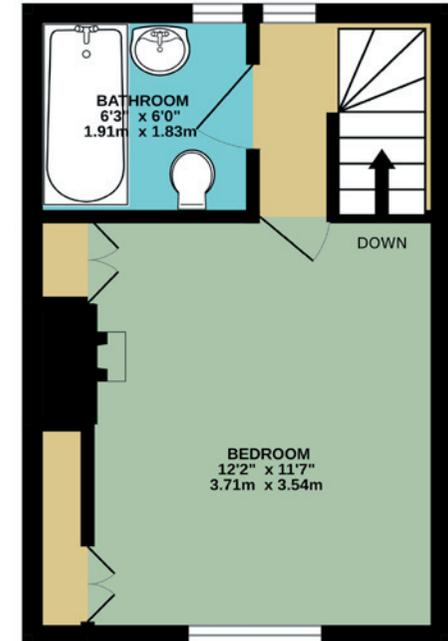
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

## Guide Price : £155,000

GROUND FLOOR  
205 sq.ft. (19.1 sq.m.) approx.



1ST FLOOR  
206 sq.ft. (19.2 sq.m.) approx.



TOTAL FLOOR AREA : 412 sq.ft. (38.2 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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