

82 Chediston Street  
Halesworth  
IP19 8BJ



# 82 Chediston Street

## Offers In Excess Of £160,000

### The quaint 17th century cottage...

This charming two-bedroom 17th-century cottage on 82 Chediston Street, Halesworth, exudes character and is conveniently located near the town centre and beautiful countryside. The entrance leads directly into the inviting lounge/diner with exposed beams and a brick fireplace, currently fitted with a gas fire but adaptable for an open fire or wood burner. Additional features include under-stair storage and a staircase hidden by original stripped pine doors.

Moving through another pine door, you'll find the kitchen/breakfast room at the rear, complete with cabinets and a breakfast bar awaiting modernization, with access to a small rear yard. The bathroom is adjacent, boasting a three-piece white suite with an electric shower over the bath.

Upstairs, two spacious double bedrooms await. The dual-aspect bedroom one is generously sized and adorned with exposed timbers on all walls. Bedroom two, accessible via bedroom one, boasts more exposed timbers, a substantial built-in wardrobe behind original pine doors housing the gas hot water boiler, and a lovely view over rooftops and the countryside beyond.

While central heating is not installed, residents can benefit from permit parking on Chediston Street. The town's vibrant market place and The Thoroughfare are just a short stroll away, offering easy access to amenities. Additionally, the nearby supermarket, train station, and The Cut arts centre provide a plethora of activities. For nature lovers, the stunning Heritage Coast with destinations like Dunwich, Southwold, and Walberswick are a mere 20-minute drive away.

### Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band B

Local Authority  
East Suffolk

Council Tax Band A

EPC Rating F

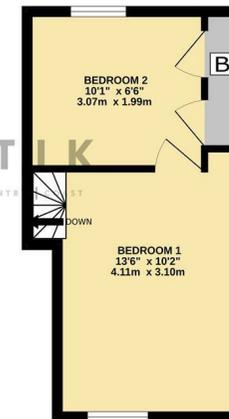


Contact  
01986 899532  
enquiries@attikccc.co.uk  
www.attikccc.co.uk

GROUND FLOOR  
273 sq.ft. (25.2 sq.m.) approx.



1ST FLOOR  
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA: 510 sq.ft. (47.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or efficiency at the time.  
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