

2 Orchid Close
Halesworth
IP19 8ES



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Guide Price £190,000

The great investment opportunity...

****CHAIN FREE**** Situated within close proximity to the town centre and local amenities, this two bedroom end terrace home presents a great investment for first time buyers or as a buy to let.

Upon entering the property you are met with a spacious hallway providing access to the sitting room, and space to hang your coat. This area, along with the sitting room, stairs, and landing, benefit from newly laid carpet within the last 2 years.

The sitting room offers a good-sized space with plenty of room for a sofa and additional furniture. Into the kitchen, you will then find a range of modern wall and base units with countertops over, as well as an integrated oven with hob over, tiled splashbacks, space and plumbing for an under-counter washing machine and space for a free-standing fridge-freezer. The kitchen also houses the newly installed (September 2022) gas boiler.

To the rear of the property, there is then a brick-based conservatory overlooking the garden offering a great additional living space with room for further furniture.

To the first floor landing, you have access to both bedrooms, the family bathroom, and a useful storage cupboard.

The main bedroom boasts a generous size with plenty of room for a double bed and additional furniture, with a useful recess to the side of the door which is perfect for wardrobes.

The second bedroom presents a generous single room or scope for a good-sized home office, and has a charming view to the front of the property.

The family bathroom boasts a 3-piece suite comprising of a P-shaped bath with a handheld shower over and curved glass shower screen, a hand wash basin and W/C.

Externally, the property offers an area laid to lawn to the front aspect with a mature hedge offering additional privacy. From here there is then a set of concrete steps offering access to the front door and a pathway that leads around the side of the property and into the rear garden. The rear garden is a good sized space with an area laid to stone that is perfect for garden furniture! The rest of the garden is then mainly laid to lawn, with a further path leading from the conservatory to the end of the garden where there is another gate providing access to the parking, with this home benefiting from one designated off-road parking space.

Agents notes...

A pre-recorded walkaround tour is available for this property - Council Tax Band A Floor plan to follow

Local Authority

East Suffolk

Council Tax Band A

EPC Rating C



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