

14 Maltings Close  
Halesworth  
IP19 8EX



**ATTIK**  
CITY | COUNTRY | COAST

# 14 Maltings Close

## Guide Price £150,000

### The two bedroom garden flat...

Tucked away in a peaceful, leafy cul-de-sac just a short stroll from the vibrant heart of Halesworth, 14 Maltings Close presents an excellent opportunity for investors only. This well-maintained two-bedroom ground-floor flat is currently tenanted, with residents keen to remain—making it a ready-made buy-to-let opportunity.

The property enjoys a prime position at the rear of a charming block, with communal gardens wrapping around the development. These beautifully planted and partially walled gardens provide a tranquil setting, perfect for residents seeking a peaceful lifestyle with nature on the doorstep.

A private garage and off-road parking space lie just moments from the flat, with additional visitor bays on a first-come, first-served basis. The location offers excellent connectivity—Halesworth town centre is just minutes away on foot, while nearby routes offer quick access to Southwold, Wenhamston, and the A12 for broader commuting needs.

Inside, the property opens into a welcoming porch, leading through to a bright and generously sized lounge/diner. A large picture window frames delightful garden views, filling the room with natural light.

The kitchen is thoughtfully appointed with modern units, dark purple metro tiling, and wood-effect flooring. There's space for all essential appliances and a lovely outlook over the front communal green.

The principal bedroom is impressively spacious, easily accommodating a super king-size bed along with other furnishings, and benefits from a south-facing aspect—ideal for sunny mornings. The second bedroom is also a well-proportioned double, currently arranged with a cot and single bed, yet still offering ample room for alternative layouts.

The bathroom is cleanly presented with neutral tiling, a full-sized bath with electric shower over, WC, and heated towel rail. There are two excellent storage cupboards, one housing a modern hot water cylinder and the other providing generous storage space.

The property is equipped with modern electric radiators throughout and remains in good order throughout.

### Agents notes...

A pre-recorded walkaround tour is available for this property

Current monthly rental income £???

Local Authority  
East Suffolk

Council Tax Band A

EPC Rating E



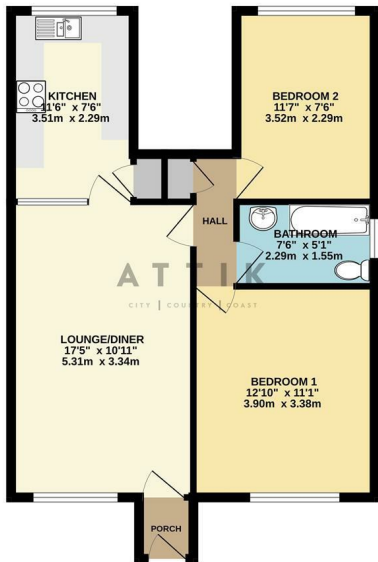
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GROUND FLOOR  
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 600 sq.ft. (55.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the foregoing, the agent does not accept any responsibility for any errors or omissions. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here are not tested and not guaranteed as to their operability or efficiency can be given.  
Based on drawings 1/2023