

5 Pine Tree Close
Holton
Halesworth
IP19 8QH



ATTIK
CITY | COUNTRY | COAST

5 Pine Tree Close

Guide Price £160,000

The energy efficient home...

A fantastic opportunity to purchase 5 Pine Tree Close, which is located in the picturesque village of Holton and offers a charming two-bedroom end-terrace home with spacious, modern accommodation throughout.

As you approach the property, you'll notice the pleasant surroundings with the village green and village hall just across the street offering delightful views from the front aspect, with the location itself offering a perfect blend of peaceful neighbourhood living with easy access to the main road and nearby village facilities.

Upon entering the property, you are greeted by a small entrance hall offering access into the lounge and stairs to the first floor. The Lounge of this home presents a great family space with laminate flooring, a large window to the front aspect, and ample space for an array of furniture. You will also find a small cupboard under the stairs offering further storage.

From here you then have access into the kitchen/diner, which offers a range of modern wall and base units with wood effect countertops over, as well as space for a free-standing oven, fridge-freezer, and washing machine. This room also boasts space for a dining table and a great place to come together for meals. Here you will also find access to the cloakroom, comprising a WC and basin. Upstairs you will find two generously sized bedrooms. The main bedroom boasts space for a large bed and plenty of additional furniture and enjoys views over the rear garden. With bedroom two offering an equally impressive size with space for a double bed/two singles.

The bathroom in this home presents a modern 3-piece suite with a bath with shower over and folding glass shower screen, a hand wash basin and W/C. From the landing you will also find an additional storage cupboard housing the boiler.

To the rear of the property you will find a charming garden with artificial turf for low maintenance as well as two separate patios, a shed for storage, and a gate to the rear providing access to the alleyway and side of the property. There are two/three parking spaces in front and to the side.

Agents notes...

A pre-recorded walkaround tour is available for this property

Shared ownership:

The lease is dated 16 December 2016 and is for 125 years, 116 years remaining

The rent on the 25% that Orwell own is £106.80 and the service charge is £2.24, per calendar month

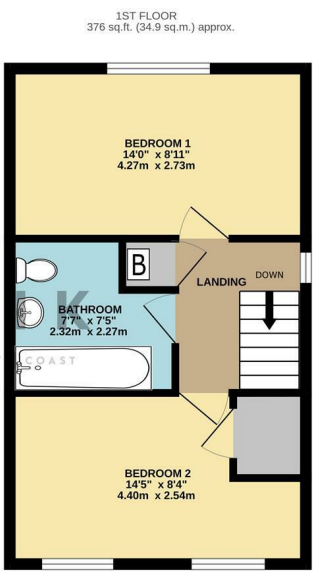
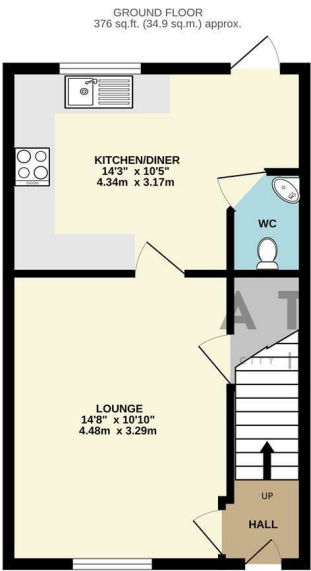
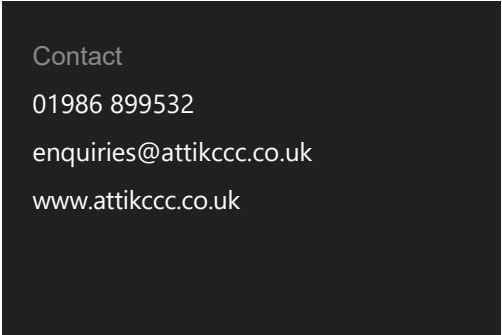
Any purchaser would need to have a connection with Holton and the surrounding parishes within Waveney District

Local Authority

East Suffolk

Council Tax Band B

EPC Rating B



TOTAL FLOOR AREA: 751 sq.ft. (69.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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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