

**oakheart**



£250,000

Guide Price

Old Street, Haughley

\*\*GUIDE PRICE £250,000 TO £275,000\*\*

This beautifully presented Grade II listed property is thought to date back to around the 17th century, and is located in the heart of Haughley in Suffolk. It offers the perfect balance of historic charm and modern comfort. Retaining a wealth of period features, this two bedroom terraced residence has been lovingly cared for, making it an ideal choice for those looking to downsize, or couples seeking a cosy, characterful home with all the warmth of history.

Entering the property, you are immediately greeted by the charm of the property's features. The cosy lounge, with its exposed beams and characterful

details, leads into the dining room—perfect for relaxed living. A more recent addition is the ground-floor shower room, which is conveniently located to the rear of the property providing modern convenience while respecting the home's historical layout. The kitchen is also accessed from the dining room and is situated at the front of the property and provides a delightful space for cooking.

To the first floor, the period charm continues. At the top of the staircase you are lead directly into bedroom one. Located at the front of the property this is a peaceful retreat filled with character and charm. Bedroom two is located via a doorway from bedroom one and is situated at the rear of the property and

offers the flexibility for use as a guest room, study or dressing room should this be preferred. The spacious bathroom is also accessed via bedroom one, and continues to retain the home's unique charm.

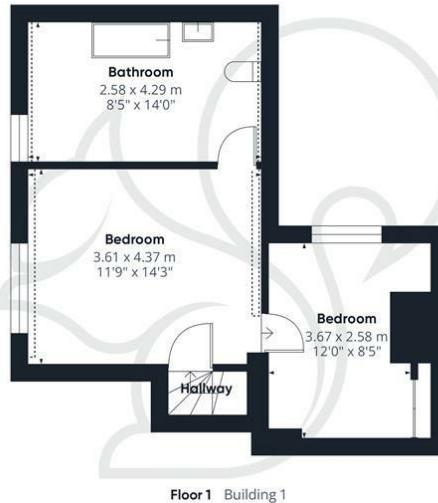
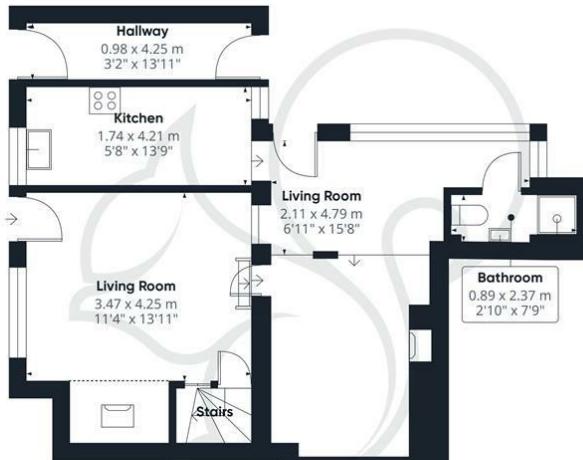
Externally the well-maintained cottage style garden offers a tranquil and private space to relax. The outbuilding at the end of the garden provides an excellent additional storage space, but would potentially make an ideal workshop or studio. The property also benefits from a convenient side access leading to the front of the property.











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Local Authority:

Tenure:  
Freehold

Council Tax Band:  
B

Approximate total area<sup>(1)</sup>

87.6 m<sup>2</sup>  
943 ft<sup>2</sup>

Reduced headroom

3.4 m<sup>2</sup>  
36 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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