



## Halesworth,

Guide Price £240,000

- £240,000 - £250,000 Guide Price
- Modern Kitchen & Appliances
- Outbuilding Complete with Electricity and Lights
- Three Bedrooms
- Large Living Room with Wood Burner
- EPC - C
- Mid Terrace
- Sun Room to Rear



# Old Station Road, Halesworth

Halesworth is a picturesque market town located in the heart of Suffolk, offering a perfect blend of historic charm and modern amenities. With its scenic surroundings, the town provides a peaceful yet vibrant atmosphere, making it an ideal place to live for those seeking a balance of countryside tranquility and accessibility to larger towns and cities. The town is renowned for its quaint high street, lined with independent shops, cafes, and traditional pubs, where residents and visitors alike can enjoy a friendly, community-focused environment. Halesworth also boasts a number of historic landmarks, including the St Mary's Church and the historic Market Place, giving the town a unique character and rich heritage. For nature lovers, Halesworth offers a range of beautiful outdoor spaces. The nearby countryside is perfect for walking, cycling, and exploring, while the town itself is close to the Suffolk Coast, making it easy to enjoy coastal activities. Halesworth is well-connected, with a railway station providing direct routes to larger cities like Ipswich and London, ensuring convenient access to work, entertainment, and cultural experiences. The town is also home to good local schools and healthcare services, making it a great location for families. With its welcoming atmosphere, strong sense of community, and stunning surroundings, Halesworth is a delightful place to call home.



Council Tax Band: B



## DESCRIPTION

This charming three-bedroom mid-terrace home in Halesworth offers a perfect blend of modern features and cosy, functional living spaces.

Situated on a quiet non through road, as you approach the property you are greeted by a large lawn fronted with a Suffolk pink bricked wall, with ample on street parking. The front garden attracts much wildlife and birds but has scope to add a driveway.

A porch has been added to the front to give convenient space for coats and shoes, this is heated via the main heating system.

On the ground floor, you'll find a spacious, large living room that's ideal for both relaxation and entertaining. The room's original 1930's fireplace has been restored with a beautiful wood burner, adding warmth and ambiance during colder months. Off the living room, a bright and inviting sunroom provides additional space and natural light, offering views of the rear garden. The Sun room is well insulated to keep a regulated temperature as well as having two radiators on the central system. The home boasts a newly renovated, modern kitchen, equipped with sleek countertops, contemporary cabinetry, and the latest appliances – perfect for anyone who enjoys cooking or entertaining. Adjacent to the kitchen, you'll also find a cloakroom for added convenience alongside the family bathroom is also located on the first floor, offering a clean, fresh space with modern fixtures and finishes. Upstairs, property offers three double bedrooms, all well-proportioned and designed to provide comfortable living spaces. The Master bedroom offers a built-in wardrobe and large cupboard space. Additionally, there is another cloakroom upstairs, making it

practical for family use.

This home blends comfort with contemporary style and is ideally suited for those seeking a well-equipped family home in a desirable location.

## OUTSIDE

Outside, the rear garden has been carefully landscaped with a combination of lawn and tiles, creating a low-maintenance yet stylish outdoor space. With a South facing garden you get the sunshine all day long. At the end of the garden, there's a purpose built office space and shed, both with electricity and lighting, providing valuable storage space and the potential for a home office or hobby room. Additionally tuck behind the office is a concrete shed which is currently used for logs but is perfect also for storage or bicycles.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently B.

## SERVICES

## VIEWING ARRANGEMENT

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

Tel: 01502 442889 Ref: 20749/JD.

## FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are

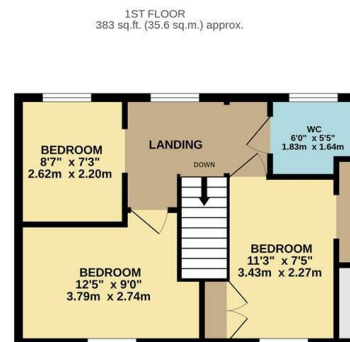
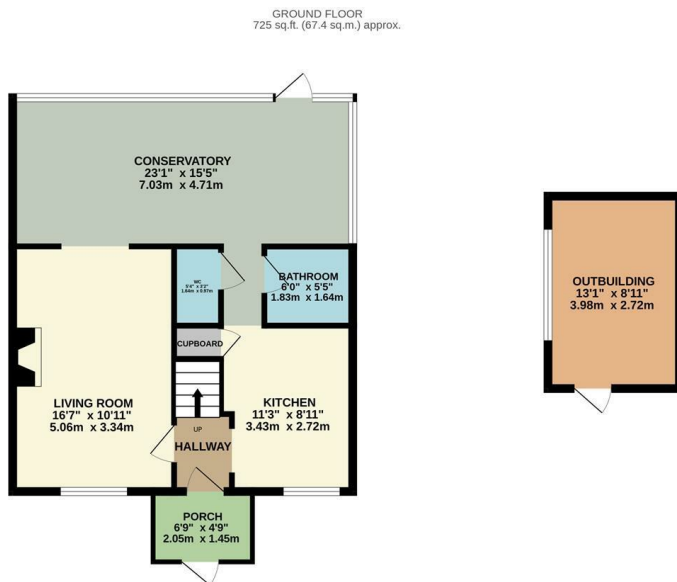


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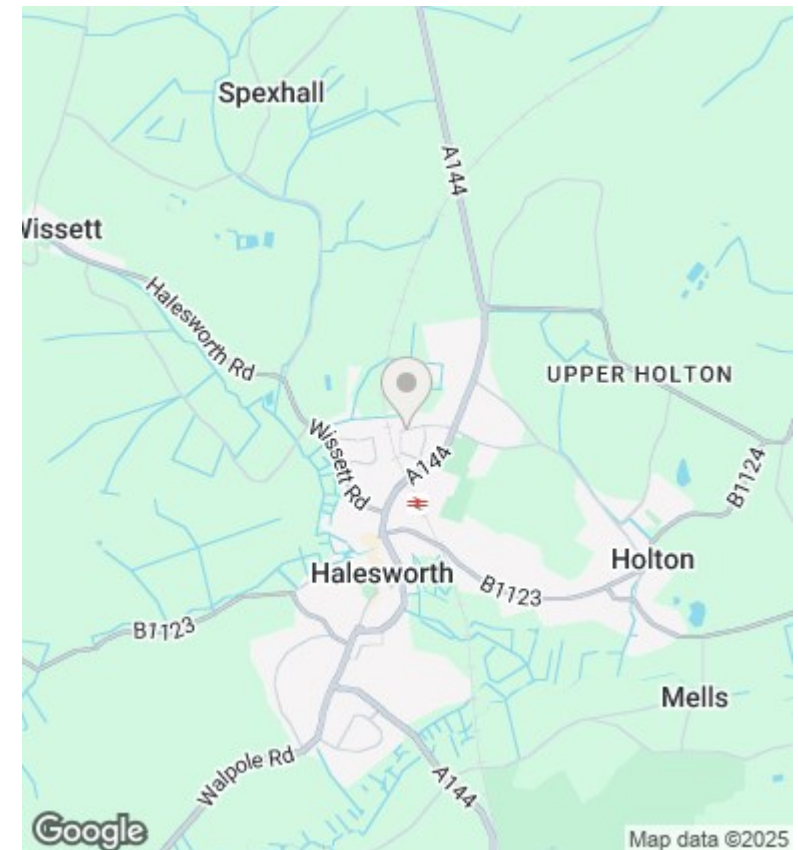






TOTAL FLOOR AREA : 1109 sq.ft. (103.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)