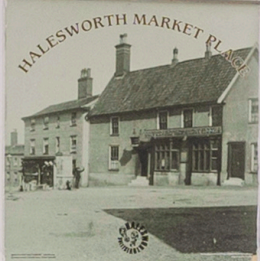




Wednesday  
6 am - 9 pm  
P  
Mon, Tues  
Thurs - Sat  
8 am - 6 pm  
2 hours  
No return  
within 4 hours

HALESWORTH MARKET PLACE



5

FENNEL  
SUFFOLK COUNTRY  
100% NATURAL  
100% ORGANIC  
100% GROWN  
IN THE UK

PSWICH  
BUILDING  
SOCIETY

5A MARKET PLACE  
HALESWORTH, SUFFOLK, IP19 8BA



Located in Halesworth Town Centre, this one-bedroom property is full of charm and character, is being offered with no onward chain and enjoys views across the Church.

As you enter the property, you are welcomed into a well-appointed kitchen diner featuring a good range of wall and base units, providing ample storage and workspace.

On the first floor, you will discover a charming sitting room with exposed beams and a fireplace that is the main focal point of the room. This room is rich in character and includes the unique feature of a mezzanine floor, which can be accessed via a wooden ladder. The mezzanine also provides access to the loft, offering a generous amount of storage space. The double bedroom is dual aspect, with windows that offer picturesque views of the church situated at the rear of the property. The bathroom which is adjacent to the bedroom boasts a shower, basin, and toilet.

Outside, to the rear of the property, there is a small courtyard garden. This outdoor space is perfect for enjoying some fresh air and enjoy the view of the Church. Parking is available to the front of the property via a residents permit.

**SERVICES** Mains water and electricity and drainage are connected to the property. Heating is provided by way of gas central heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

**LOCAL AUTHORITY:** East Suffolk Council - A  
EPC – E

**VIEWING** Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

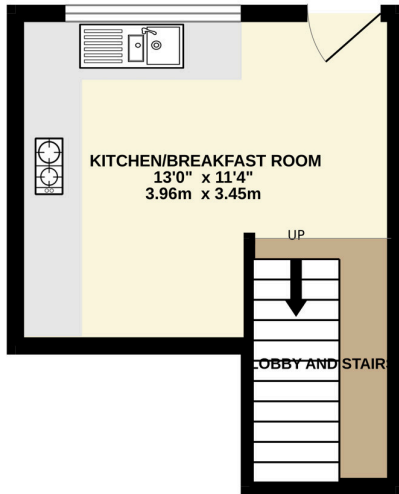
**DURRANTS BUILDING CONSULTANCY** Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.



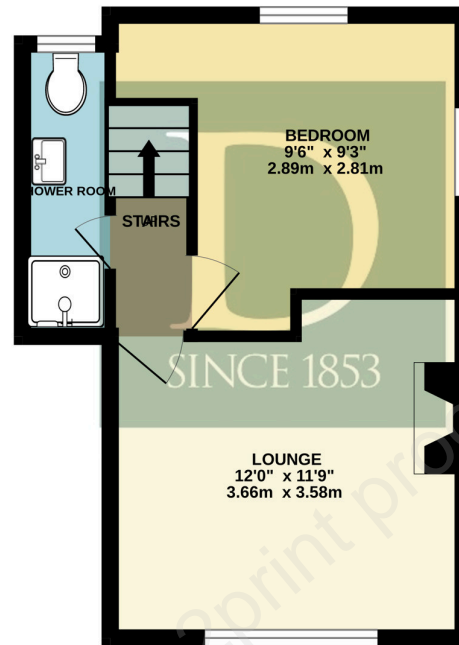


## FLOOR PLAN

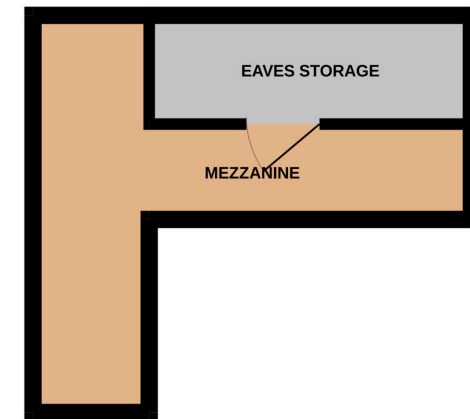
GROUND FLOOR  
171 sq.ft. (15.9 sq.m.) approx.



1ST FLOOR  
280 sq.ft. (26.1 sq.m.) approx.



MEZZANINE  
130 sq.ft. (12.1 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.0 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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Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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#### Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

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Email : [halesworth@durrants.com](mailto:halesworth@durrants.com)