



13 THE AVENUE
HALESWORTH, SUFFOLK, IP19 8JB



Located in Halesworth, this three-bedroom mid-terrace property has off road parking, a generous size garden and being offered with no onward chain!

Upon entering the property, you are welcomed into a hallway. To your left is the sitting room, which overlooks the front aspect and features a fireplace as its main focal point. Additionally, there is a convenient storage cupboard under the stairs. Proceeding through the property, you arrive at the kitchen, which offers a good range of wall and base units and connects to the conservatory/garden room. The bathroom is equipped with a bath and shower combination, a basin, and a toilet. Upstairs, you will find three bedrooms. Bedrooms one and two are both spacious double rooms, while bedroom three is a single room that can alternatively serve as a comfortable home office. Outside, at the rear of the property, there is a generously sized garden primarily laid to lawn. Off-road parking is available at the end of the garden for several cars.

Halesworth is a charming market town with a rich variety of local independent shops on the edge of the Suffolk Heritage Coast. The north Suffolk market town of Halesworth is a pretty town with a wide range of independent shops mainly situated along a pedestrianised Thoroughfare and Market Place. There is a weekly market on Wednesdays. The town has a primary school, library, railway station and excellent bus links to other local towns. Norwich the county city of Norfolk is located approximately 24 miles north, Ipswich the county town of Suffolk is 31 miles south and the popular regency resort of Southwold is only 9 miles to the east. A similar distance away is the heritage coastline and the nature reserves of Minsmere and Dunwich. Halesworth has so much to offer from the Halesworth Arts Festival and numerous other events at The Cut arts centre, the annual Ink Festival which encourages aspiring writers, the Latitude Music Festival at Henham.

SERVICES: Mains water, electricity and drainage are connected. 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).

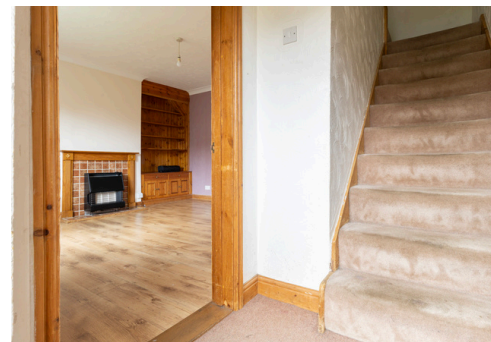
TENURE – Freehold

LOCAL AUTHORITY: East Suffolk Council - A

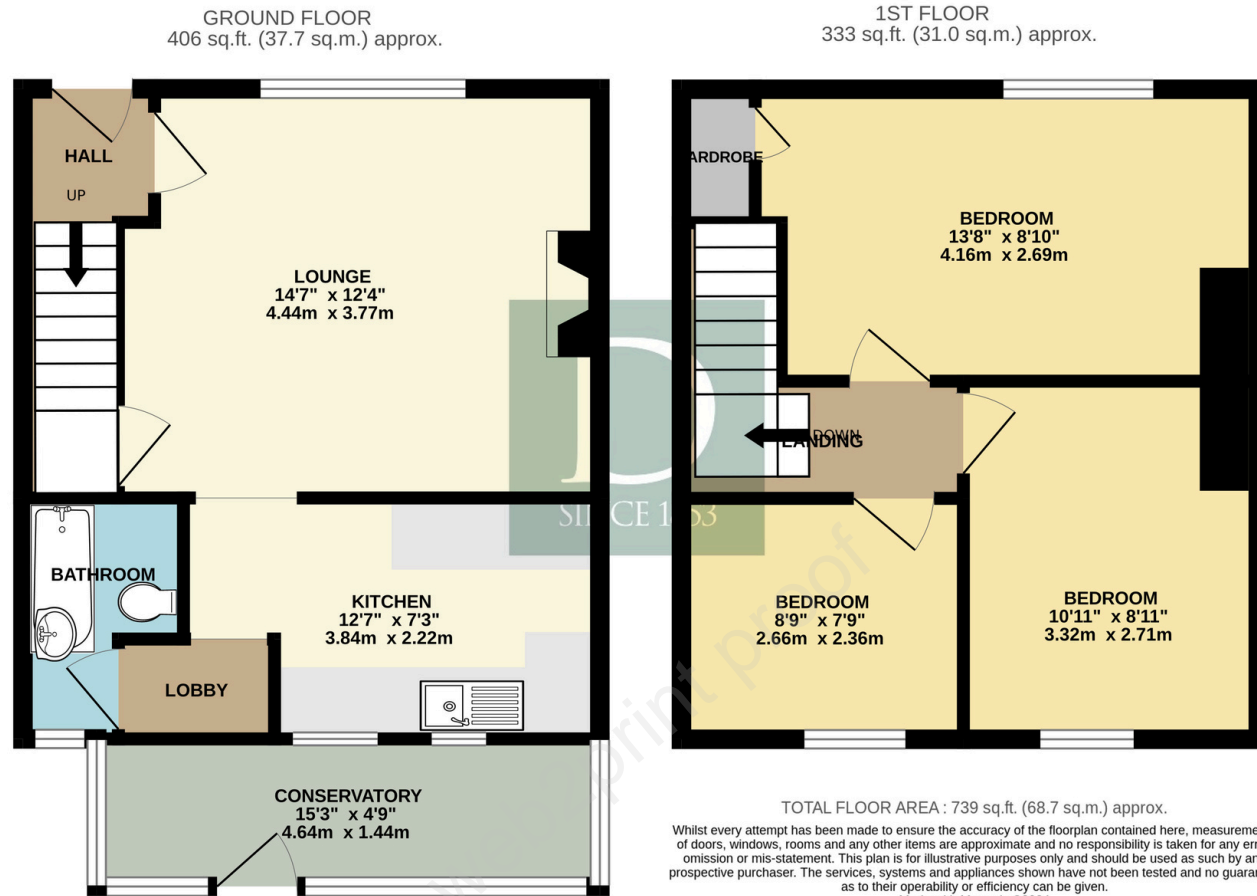
VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

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.
EPC – D





FLOOR PLAN



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