



16 THE AVENUE  
HALESWORTH, SUFFOLK, IP19 8JB



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

As you enter the property, you are greeted by a welcoming hallway. To the left is the sitting room, which faces the front of the home and features a fireplace as its central highlight. There is also a handy storage cupboard located beneath the stairs. Continuing through the home, you reach the kitchen, which is fitted with a good selection of neutral wall and base units. The bathroom includes a bath with an overhead shower, a washbasin, and a toilet. Upstairs, there are three bedrooms. The first and second bedrooms are generous double rooms, while the third is a single room—ideal for use as a home office if desired. To the front, the property benefits from a driveway providing off-road parking for multiple vehicles. The rear garden is a substantial outdoor space, mainly laid to lawn, with a variety of outbuildings offering excellent storage options.

**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).

**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** – TBC

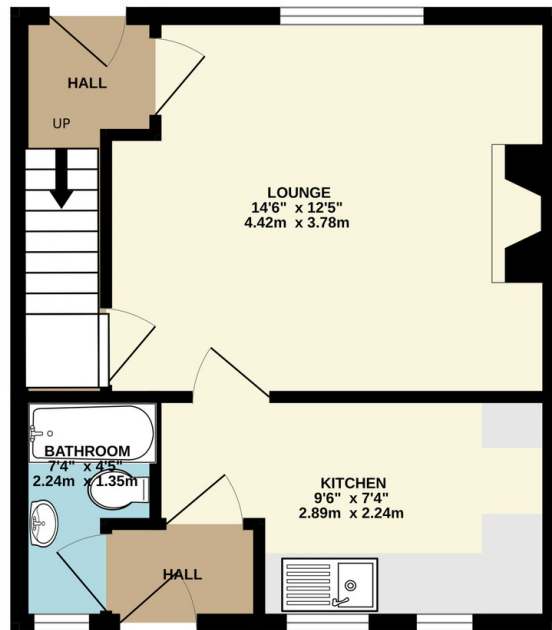
**TENURE** - Freehold



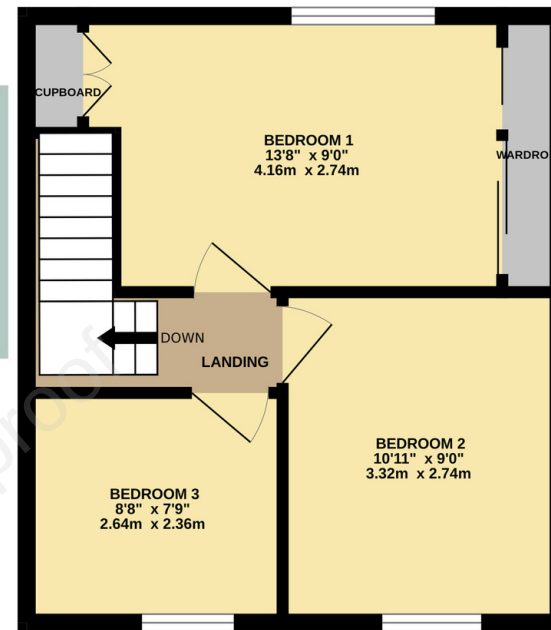


## FLOOR PLAN

GROUND FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 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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- 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.
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## CONTACT US

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