



75 LONDON ROAD
HALESWORTH, LE19 8LS



A charming semi-detached cottage located just a short walk from Halesworth town centre. Offering two bedrooms, off road parking and a generous size reception room!

Upon entering the property, you are welcomed into a cosy sitting room that provides a comfortable space for relaxation or entertaining guests. Continuing through to the rear of the property, you'll find a well-equipped kitchen featuring a range of base units and ample space for white goods and additional appliances, making it a functional and versatile area for day-to-day living.

The ground floor also hosts the family bathroom, which is fitted with a panelled bath and shower over, a wash basin, and a WC. Adjacent to the kitchen is a rear lobby with a door leading out to the enclosed courtyard garden, creating a seamless flow between the indoor and outdoor living spaces.

Upstairs, the first floor comprises two generously sized double bedrooms, both offering pleasant views over the side aspect. These rooms provide comfortable and flexible spaces, suitable for a variety of needs including guest accommodation or home office use.

Externally, the property benefits from two off-road parking spaces directly outside the front of the house. To the rear, there is a charming courtyard garden—ideal for enjoying a morning coffee or low-maintenance outdoor living.

Additionally, there is a small outbuilding, providing useful extra storage.

75 London Road presents an excellent opportunity for first-time buyers, downsizers, or buy-to-let investors seeking a conveniently located home with character and practical features.

SERVICES: MAINS WATER, ELECTRICITY AND DRAINAGE ARE CONNECTED. HEATING IS PROVIDED BY WAY OF GAS FIRED CENTRAL HEATING VIA RADIATORS. THE GAS BOILER WAS LAST SERVICED ABOUT A YEAR AGO. (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 - A

VIEWING STRICTLY BY APPOINTMENT WITH THE AGENT'S HALESWORTH OFFICE. PLEASE CALL 01986 872 553.

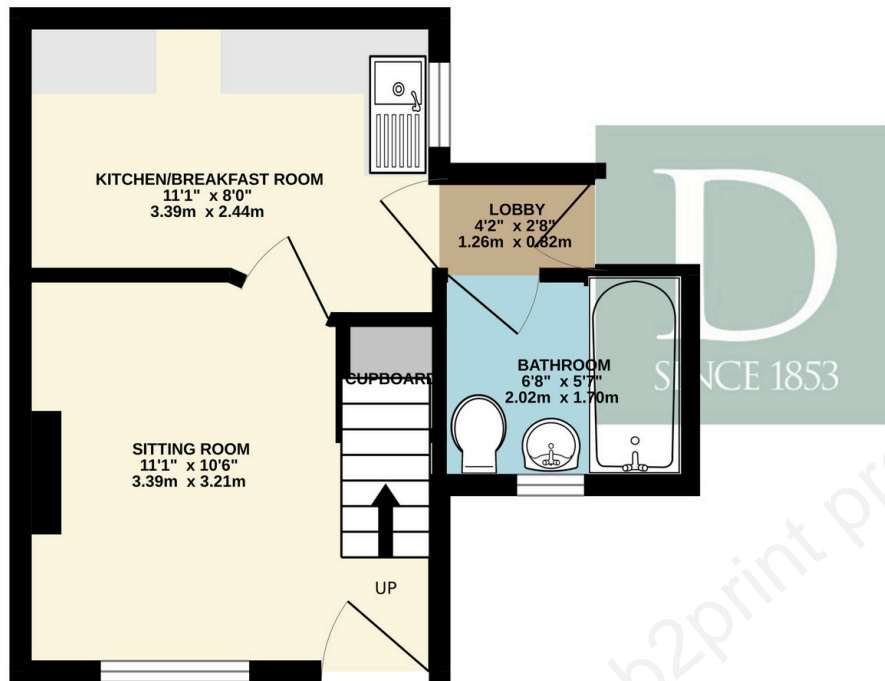
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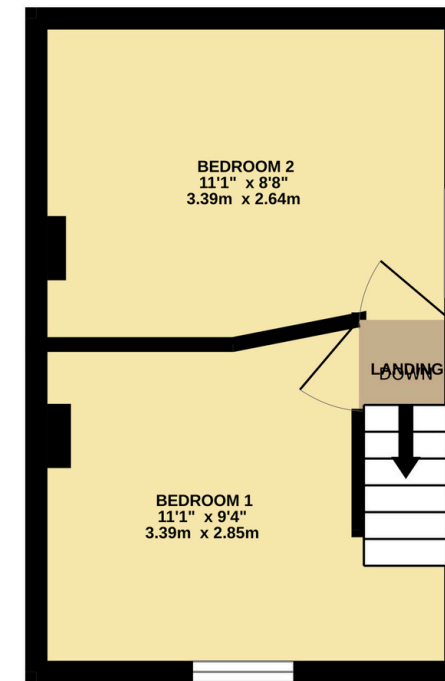


FLOOR PLAN

GROUND FLOOR
239 sq.ft. (22.2 sq.m.) approx.



1ST FLOOR
191 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA : 430 sq.ft. (39.9 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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