



Station Road | | Halesworth | IP19 8BZ

Offers In Excess Of £200,000

DURRANTS
SINCE 1853

Key features

- Offered with no onward chain
- Situated on a charming road in Halesworth, just a short walk from the town centre's shops, cafés and amenities, as well as the railway station for convenient travel.
- Recently modernised by the current owners
- Two generous size bedrooms on the first floor
- Permit parking available on Station Road, providing reliable parking close to the property.
- Open-plan layout between sitting room and kitchen with subtle zoning
- Garden to the rear complete with a storage shed and a useful brick outbuilding that could suit various purposes.
- EPC – TBC

Description

Located on Station Road, this two bedroom, mid-terrace cottage has been recently modernised by the current owners and is being offered with no onward chain!



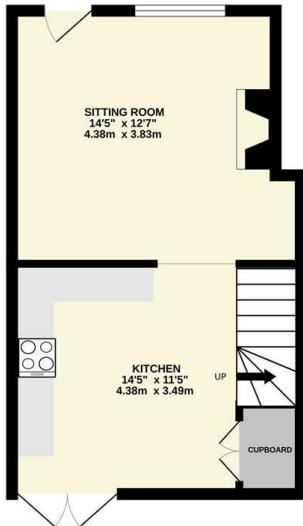
Directions





Floor plans

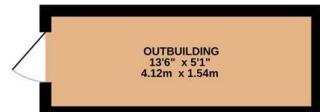
GROUND FLOOR
329 sq.ft. (30.5 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



OUTBUILDING
68 sq.ft. (6.3 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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