



Halesworth, Suffolk

Guide Price £149,000

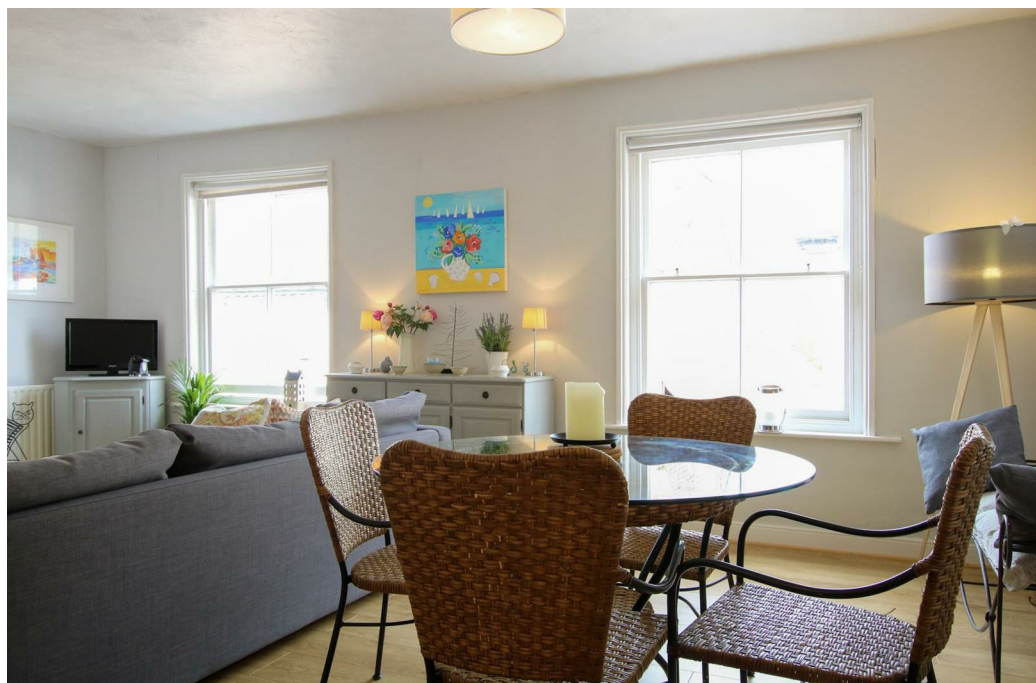
- No Onward Chain
- Two Double Bedrooms
- Ideal First Time Purchase
- Town Centre Location
- Large Living Room
- Great Lock & Leave
- Conservation Area
- Gas Central Heating
- EPC - D

6 Chediston Street, Halesworth

A spacious and well presented first floor apartment situated in the centre of this popular market town.



Council Tax Band: A



DESCRIPTION

Offered for sale with no onward chain an excellent first floor apartment situated within the Conservation Area in the heart of this most popular of East Suffolk market town. Entering from a shared rear courtyard wrought iron steps lead to an entrance door opening to the hallway. The living room is well proportioned with ample space for relaxing and a dining area and has two sash windows over looking Chediston Street. To one corner is a fitted kitchen with integrated electric oven and hob. There are two good size bedrooms and a smart shower room. Complete with utility cupboard with space for washing machine and tumble dryer.

ACCOMMODATION

External staircase to:

HALLWAY

Storage cupboard with gas central heating boiler. Window to side.

LIVING ROOM/KITCHEN

Electric fire. Two sash windows. Kitchen is fitted with base and wall cupboards. Work surfaces with stainless steel single drainer sink unit. Fitted electric oven and hob. Plumbing for dishwasher.

BEDROOM

Roof light.

BEDROOM

Window and roof light.

SHOWER ROOM

Suite comprising of walk in shower, hand basin and W.C. Floor and wall tiling with roof light. Utility cupboard with plumbing for washing and space for tumble dryer.

TENURE

New 999 year lease with 50% Share of Freehold

OUTGOINGS

Council Tax Band currently A

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENT

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20481/RDB.

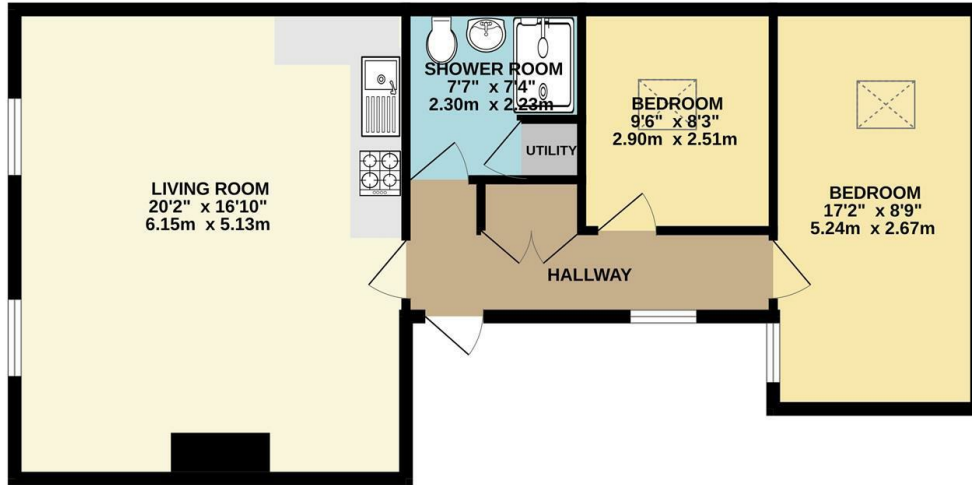
FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

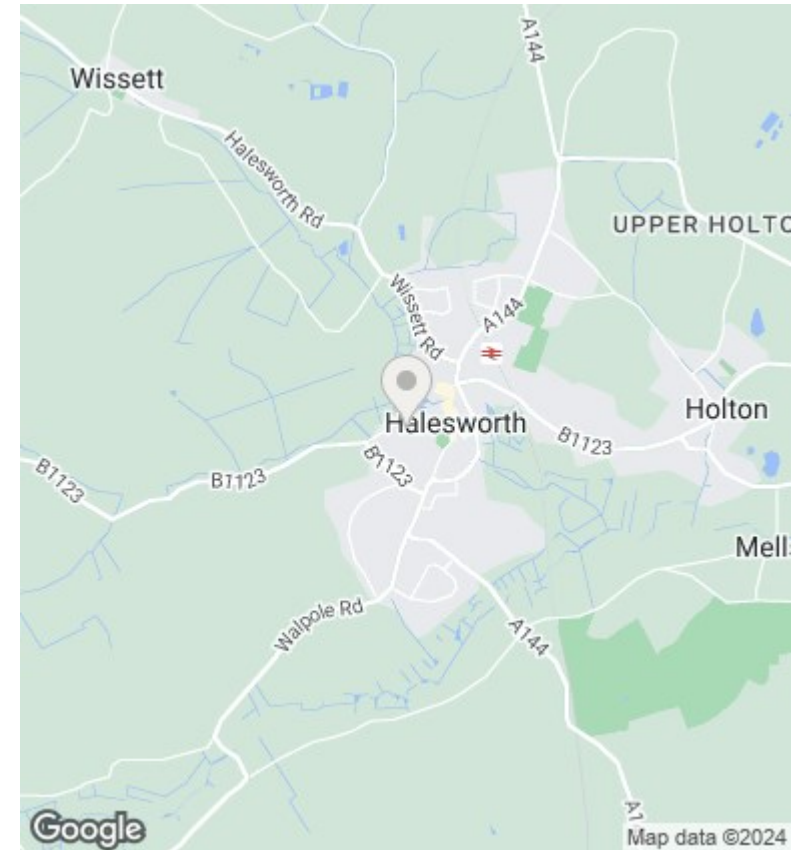




FIRST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA - 692 sq.ft. (64.3 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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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(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		68	
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com