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125 Chediston Street
Halesworth, Suffolk IP19 8BJ

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**MUSKER
MCINTYRE**
ESTATE AGENTS



Southwold - 9 miles

Norwich - 26 miles

A charming Grade II Listed two bedroom cottage situated in one of the prettiest streets in the town and within easy walking distance of the centre of town. With the benefit of a small courtyard garden and off road parking, with no onward chain.

Accommodation comprises briefly:

- Sitting room with an inglenook fireplace and a wood burner
- Kitchen
- First floor bathroom
- Spacious double bedroom
- Single bedroom/box room
- Rear courtyard garden
- Electric heating
- Period features such as exposed wall and ceiling timbers, fireplaces, pine stripped doors
- Space for a garden store
- One allocated parking space



The Property

The front door opens into the lovely good sized sitting room with a brick fireplace housing a wood burning stove and a sash window to the front aspect. A lovely room with stripped pine flooring and exposed wall and ceiling timbers. Steps lead down to the kitchen which is found to the rear with a door to the garden. The kitchen has been fitted with a good range of wall and base cupboards, an electric cooker with ceramic hob and a washing machine.

A door from the sitting room gives access to the staircase and first floor.

There are two bedrooms on the first floor, the generous main bedroom to the front has a cast iron fire place and exposed timbers and the bedroom to the rear is a single size. The bathroom is fitted with a bath, w.c. and hand basin.

This period terraced cottage with many of its original features has been a second home for several years but would also make a cosy permanent home, close to all the towns amenities.



Garden

The property has access to the rear via a shared driveway with the neighbouring properties, where an allocated parking space and a storage shed can be found. A pathway from the parking area leads to the courtyard to provide access to the cottage through the kitchen's back door. The courtyard is approx 4.8 metres sq.

Location

The property is situated just off the centre of town. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings – which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. Also within close walking distance is the train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 20-minute drive away.



Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Electric heating & a wood burning stove. Mains water, drainage and electricity.

Local Authority

East Suffolk District Council

Tax Band: A

Postcode: IP19 8BJ

Agents Note

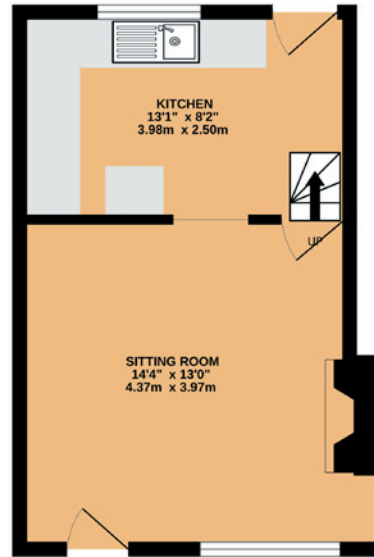
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

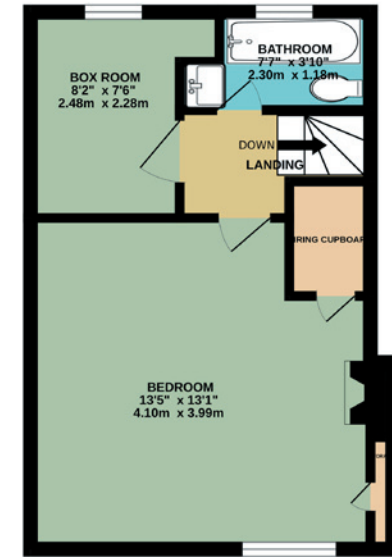
Vacant possession of the freehold will be given on completion.

Guide price: £170,000

GROUND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA: 567 sq.ft. (52.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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To arrange a viewing, please call 01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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