58 Chediston Street,

Halesworth, Suffolk IP19 8BE

MUSKER McINTYRE
ESTATE AGENTS

Situated in one of the prettiest streets in the town and within easy walking distance of facilities, this period cottage offers three bedrooms, off road parking and a pretty terraced garden.

Accommodation comprises briefly:

- Entrance hall
- Kitchen opening into the dining room
- Ground floor shower room and first floor bathroom
- Light sitting room with a wood burning stove
- Two first floor bedrooms
- Attic bedroom
- Attractive terraced rear garden
- Gas central heating
- Many period features such as exposed timbers and leaded windows
- Off road parking for one small car
- Residents parking available

Property

Entering the front door to an entrance hall where a shower room to the front of the property provides a walk-in shower w.c. and hand basin. Next is the dining room with exposed wall timbers and an open staircase to the first floor with a good sized cupboard and a further built-in cupboard. A door to the rear leads out to the garden and a large opening takes you into the kitchen which has an open plan feel. The kitchen overlooks the rear garden also with fully glazed French doors. This room is fitted with a ceramic hob and sink in base units. The lovely sitting room with its exposed wall and ceiling timbers and leaded windows also has a fireplace housing a wood burning stove. On the first floor the lovely light landing takes you to the master bedroom which is a good size with exposed timbers and a built-in clothes hanging space. There is a further single bedroom and a bathroom on this floor. A further staircase off the landing takes you to the loft bedroom with sloping ceilings, currently used for storage. This pretty cottage is full of period charm and has been updated and reconfigured by the current owner to provide comfortable and practical accommodation.

Outside

To the front is a shingled area suitable for off road parking for one car with residents and visitors parking available in the street. A side gate gives access to the rear garden where there is a flat paved and shingled area behind the house and a pergola and a timber garden shed. An attractive brick and flint wall with steps, leads up to the remainder of the terraced garden which has been well planted and provides a great deal of privacy.

Location

The property is within walking distance of the town's facilities. 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 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 (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services
Gas central heating. All mains connected.
Energy Rating: D

Local Authority:
East Suffolk District Council
Tax Band: C
Postcode: IP19 8BE

Tenure
Vacant possession of the freehold will be given upon completion.

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.

Guide Price: £250,000

TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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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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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