



15, STEEPLE END
HALESWORTH, IP19 8LL



15 Steeple End is a mid-terrace cottage with plenty of charm. The property features a generous size double bedroom and versatile living/dining area. Offered with no onward chain and conveniently located near the centre of Halesworth, this home is not one to miss!

As you step through the front door, you are welcomed into the sitting/dining room, which overlooks the front and rear aspects of the property. This is a versatile room with a fireplace, exposed beams, wooden flooring and door to the rear garden. The room also offers an understairs cupboard for convenient extra storage space. The sitting/dining room leads to the kitchen area, overlooking the rear garden and providing in-built work surfaces and cupboard space.

Upstairs there is a large double bedroom, offering views of the church to the front and views of the garden to rear of the property. On the first floor, you will also find the bathroom which boasts a bath with shower over, basin and toilet.

Outside, there is a courtyard garden area to the rear, accessible via a gate from the street or via the property's back door.



TENURE - FREEHOLD

SERVICES - MAINS WATER, ELECTRICITY AND DRAINAGE ARE CONNECTED TO THE PROPERTY. HEATING IS PROVIDED BY WAY OF ELECTRIC STORAGE HEATERS (DURRANTS HAS NOT TESTED ANY APPARATUS, EQUIPMENT, FITTINGS OR SERVICES AND SO CANNOT VERIFY THEY ARE IN WORKING ORDER).

LOCAL AUTHORITY - EAST SUFFOLK - A

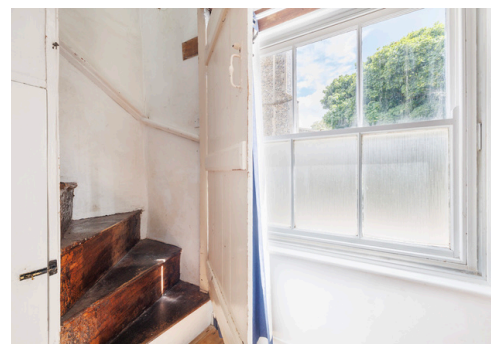
EPC - E

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

DURRANTS BUILDING CONSULTANCY - OUR BUILDING CONSULTANCY TEAM WILL BE HAPPY TO PROVIDE ADVICE TO PROSPECTIVE BUYERS ON PLANNING APPLICATIONS, ARCHITECTURAL DESIGN, BUILDING REGULATIONS, AND PROJECT MANAGEMENT - PLEASE CONTACT THE TEAM DIRECTLY.

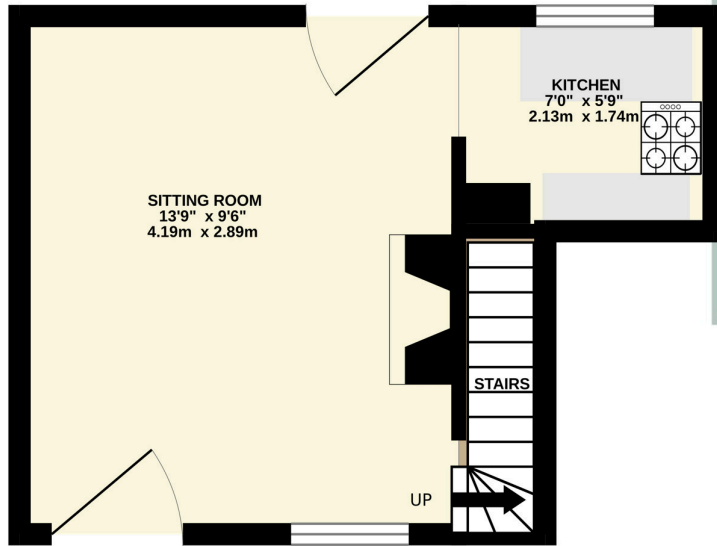
VENDORS NOTES - THERE IS A RIGHT OF ACCESS ACROSS THE REAR COURTYARD GARDEN FOR THE NEIGHBOURING PROPERTIES.



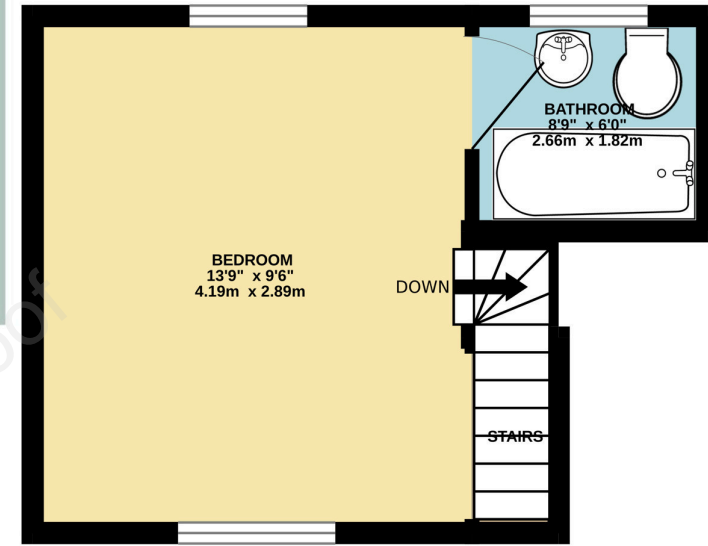


FLOOR PLAN

GROUND FLOOR
209 sq.ft. (19.4 sq.m.) approx.



1ST FLOOR
207 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA : 416 sq.ft. (38.6 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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