

81 London Road
Halesworth
IP19 8LS



ATTIK
CITY | COUNTRY | COAST



61
THE COOPER

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81 London Road

Guide Price £190,000

The characterful end terraced cottage...

Behind its traditional façade and tucked within Halesworth's attractive conservation area, this characterful end-of-terrace cottage offers an opportunity to enjoy market town living with the Suffolk Heritage Coast just a short drive away. Full of period charm and offered with no onward chain, it would make an ideal first home, weekend retreat or investment.

Step inside and the welcoming sitting/dining room immediately sets the tone. Exposed oak beams, brickwork and Suffolk floor bricks celebrate the cottage's heritage, while a brick fireplace housing a wood-burning stove creates a cosy focal point for the colder months. Traditional timber doors and character features throughout add warmth and authenticity that are becoming increasingly difficult to find.

The kitchen is practical and functional as it stands, offering plenty of potential for a future owner to update and personalise over time without detracting from the cottage's charm. Beyond, there's a lobby to the bathroom, with a white 3-piece suite, and to the conservatory, which, although in need of some TLC, it provides flexible additional space, equally suited as a garden room, dining area, hobby room or peaceful place to unwind. Alternatively, subject to individual requirements, a future owner may choose to replace it with a more generous courtyard garden.

Upstairs, the principal bedroom is generously proportioned, while the second bedroom offers excellent versatility as a guest room, dressing room or home office—perfect for modern living.

Outside, there is a brick-built shed to the rear, and residents' permit parking is available on the street, with visitor permits obtainable through East Suffolk Council.

Positioned just a short stroll from the heart of Halesworth, you'll find independent shops, cafés, restaurants, traditional pubs, a supermarket, beautiful riverside walks and the popular recreation ground all within easy reach. Halesworth's railway station provides direct links to Ipswich and onward connections to London Liverpool Street, while the renowned coastal towns of Southwold, Walberswick and Dunwich are all within comfortable driving distance.

Offered with no onward chain, and with much of the furniture available by separate agreement at no additional cost, this is a home ready to be enjoyed from day one—whether you're looking for a permanent residence, a Suffolk bolt-hole or a buy-to-let investment.

Agents notes...

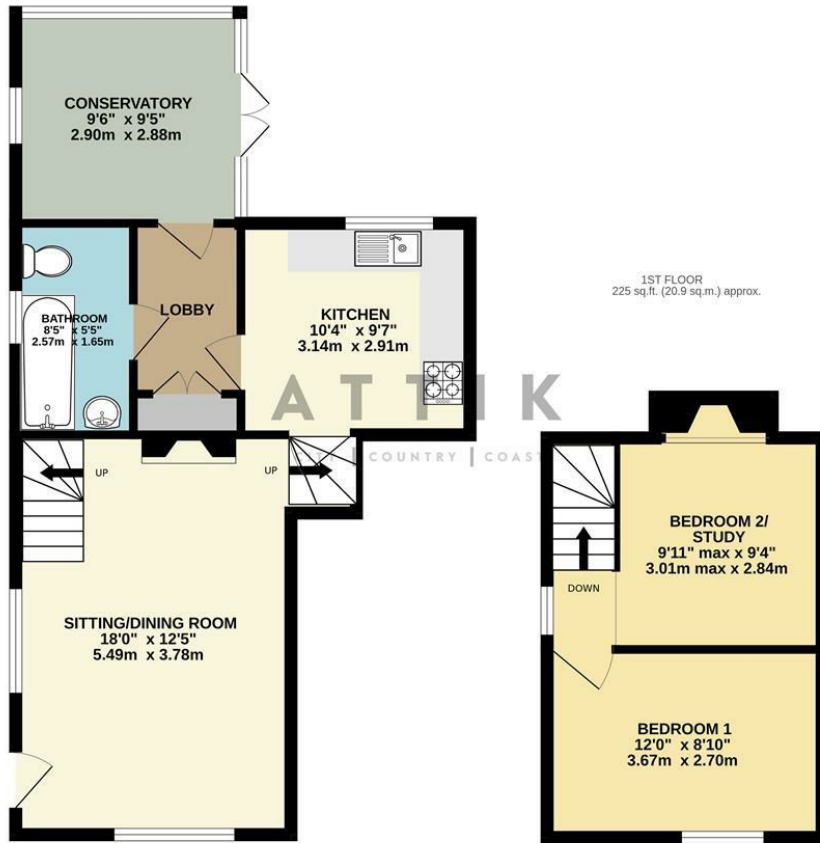
A pre-recorded walkaround tour is available for this property

There is a mains gas water heater at the property. This only heats the hot water for the taps. Room heating is via modern electric radiators

There is no garden with this property, nor is there any right to use the garden to the rear. There is, however, access to the conservatory over the garden and to the en-bloc shed at the rear.



GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



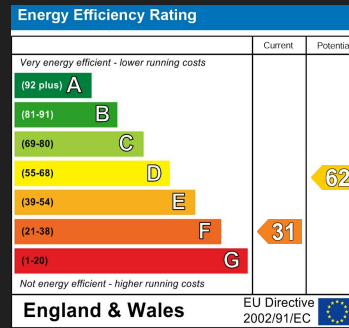
TOTAL FLOOR AREA: 746 sq.ft. (69.3 sq.m.) approx.

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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Local Authority
East Suffolk

Council Tax Band
B

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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