



25 Maltings Close,
Halesworth, Suffolk IP19 8EX



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ESTATE AGENTS

Within a short walk to the station and town centre this spacious two bedroom maisonette provides a good sized sitting room, well fitted kitchen and bathroom with an en-bloc single garage and parking. Offered chain free.

Accommodation comprises briefly:

- Hallway
- Sitting room/dining room
- Kitchen
- Two double bedrooms
- Bathroom
- Night storage heaters
- Rear communal garden
- Single en-bloc garage and parking
- Town centre location
- First and second floor accommodation
- Upvc double glazed throughout



The Property

The property is entered via a ground floor entrance hall where stairs lead up to the first floor accommodation and to the kitchen, this has been well fitted with a range of timber units with a sink and dishwasher or plumbing for a washing machine and a free standing electric cooker. There is a useful large built-in store cupboard over the stairs and a window to the rear of the block of flats. The sitting room is a good size and very light with its deep glazed floor to ceiling windows to the front which overlook the close and an under-stairs cupboard.

From the hallway a further staircase takes you to the second floor and to the landing where there is a built-in airing cupboard. There are two double bedrooms and a bathroom which has a bath with a shower over, w.c. heated towel rail and a hand basin. The property benefits from night storage heating and double glazing.



Outside

The flat is accessed to the rear of the block where there is a small shared lawned garden, the property also benefits from a single garage en-bloc close-by with a parking space directly in front, providing convenient off-road parking and screened communal areas for dustbins and washing lines.

Location

Maltings Close is situated close to the railway station and shops. Halesworth also boasts the largest Millennium Green in England, offering 44 acres of open space for walking and wildlife observation. The town's pedestrianised Thoroughfare is lined with independent shops, cafes and historic buildings. There is a Primary school, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station with services to London Liverpool Street via Ipswich. The heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 20 minutes 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

Electric storage heating. Mains water and drainage connected.

Local Authority:

East Suffolk Council
Tax Band:A
EPC:D

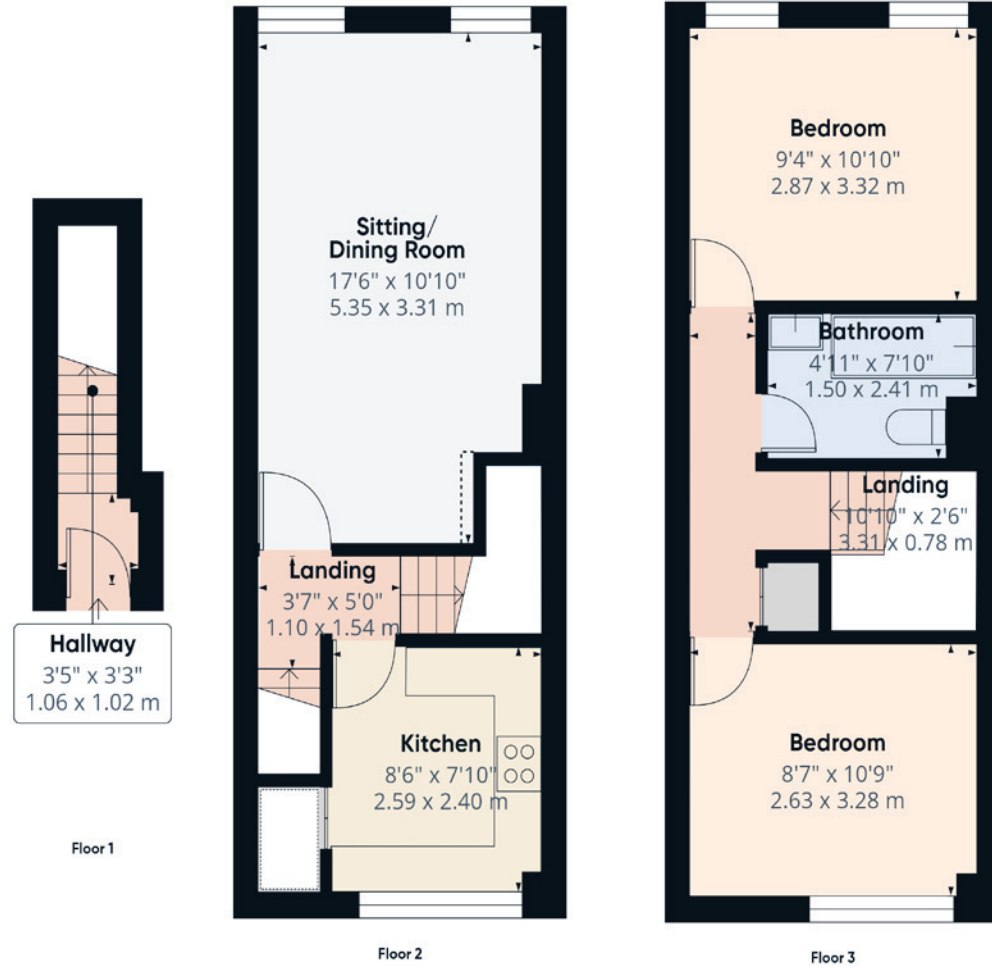
Tenure

Vacant possession of the leasehold will be given upon completion.
950 years left on the lease (999 year lease from 1977)
Current service charge/insurance fee £625 per annum

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: £135,000 Leasehold



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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