



Station Road, Halesworth - IP19 8BZ



Station Road

Halesworth

NO CHAIN! Introducing this CHARMING TWO BEDROOM MID TERRACE COTTAGE, situated in a sought-after location within the HEART of HALESWORTH TOWN CENTRE and offered chain-free! This delightful cottage is positioned perfectly for both the train station with excellent links as well as all the local amenities with the town centre and blends period charm with modern convenience. Impeccably presented throughout, the main sitting room greets you with a welcoming fireplace, creating a cosy ambience perfect for relaxation. Beyond is a separate KITCHEN/DINING ROOM which offers a stylish space for culinary creations as well as a door to the garden. Upstairs, TWO AMPLE BEDROOMS and a well-appointed recently renovated bathroom provide comfortable accommodation. The main bedroom in particular is very spacious benefitting from BUILT IN WARDROBES. Step outside to the enclosed courtyard-style garden, offering a tranquil escape and a good degree of privacy and seclusion for the town centre.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Chain Free!
- Two Bedroom Mid Terrace Cottage
- Within Easy Reach Of Town Centre & Train Station
- Beautifully Presented Throughout
- Main Sitting Room With Fireplace
- Separate Kitchen/Diner
- Two Ample Bedrooms & Bathroom
- Enclosed Courtyard Style Garden

With the coastline of Suffolk a 20 minute drive away, the market town of Halesworth is centred around a pedestrian precinct with a wide variety of independent shops. Halesworth has a primary school, library, arts centre, doctors surgery and a hospital. The town is also well served with transport communications having a railway station (just two minutes walk from the property itself) which offers a service via Ipswich to London Liverpool Street.

SETTING THE SCENE

The cottage is approached via Station Road in the heart of Halesworth with the main entrance door to the front off the pavement.



THE GRAND TOUR

Entering via the main entrance door to the front you will find the main sitting room, a welcoming room with period features including a feature fireplace and wood effect flooring. Beyond is the kitchen/dining room which provides access to the first floor landing and a door to the rear garden. The kitchen features a double range oven as well as base level units with wooden worktops over as well as space for dining table and further free standing storage. The gas fired wall mounted boiler can also be found in the kitchen.

Heading up to the first floor landing you will find two bedrooms and a bathroom. The spacious main bedroom is found to the front offering a range of built in wardrobes. The second bedroom is found to the rear overlooking the garden. The bathroom is found adjacent and has been recently renovated to include a w/c, hand wash basin within vanity and a bath with twin head rainfall shower over.

FIND US

Postcode : IP19 8BZ

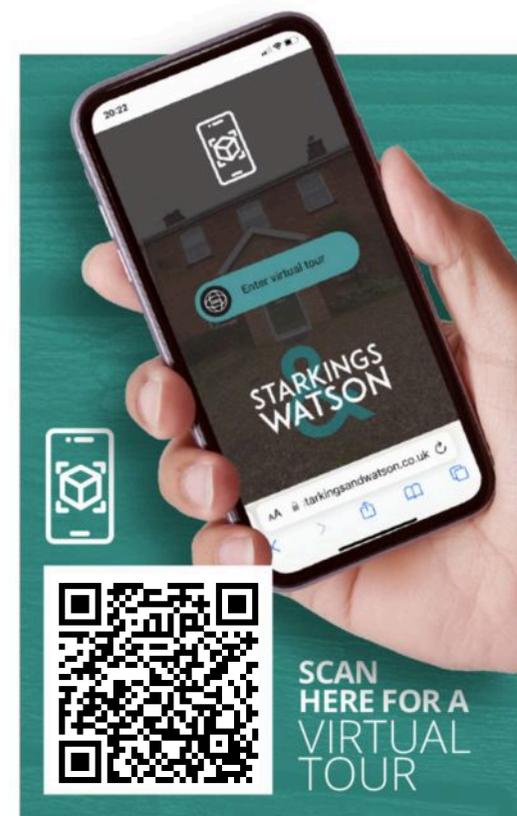
What3Words : ///employers.swimsuits.memory

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised the rear garden is bisected.





THE GREAT OUTDOORS

The private courtyard style rear garden has been well designed with plenty of planting borders either side of the paved patio areas. There is ample space for a table and chairs as well as a timber built storage shed and timber fencing and brick walls enclosing. The rear garden is bisected providing access for neighbours within the row. Parking is on road or within the various public car parks close by.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

638 ft²

59.2 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.