12 The Avenue

Halesworth

IP19 8JB









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12 The Avenue

Guide Price £175,000

A three-bedroom mid-terraced home offering excellent potential for improvement, situated within easy walking distance of Halesworth town centre. Featuring well-proportioned accommodation, a generous rear garden and useful outbuildings, the property is offered chain free and presents an exciting opportunity for buyers looking to renovate and create a home to their own taste.

Situated along The Avenue, the property enjoys a convenient position approximately five to ten minutes' walk from the heart of Halesworth, with a local primary school also just a short stroll away. This well-established Suffolk market town offers an excellent range of independent shops, cafés, restaurants, traditional pubs and everyday amenities, alongside a thriving local community. Halesworth railway station provides connections along the East Suffolk Line towards Ipswich and Lowestoft, whilst the beautiful Suffolk Heritage Coast, including the popular seaside town of Southwold and the coastal villages of Walberswick and Dunwich, is within easy driving distance. The surrounding countryside also provides plenty of opportunities for walking, cycling and enjoying the outdoors.

The property is approached via a front garden with a pathway leading to the entrance door. Inside, an entrance hall provides a useful space for coats and shoes before opening into a well-proportioned sitting room, which enjoys natural light from a front-facing window. A former fireplace offers potential to be reinstated, subject to the necessary checks and works, whilst a substantial understairs cupboard provides valuable storage.

To the rear, the kitchen offers a practical layout with a range of cupboards, space for appliances and room for a small dining table or breakfast area. Beyond the kitchen, a rear lobby provides access to the garden and the ground-floor bathroom, which is fitted with a bath, wash basin and WC.

Upstairs, the accommodation comprises three bedrooms. The generous principal bedroom overlooks the front of the property and benefits from built-in wardrobes, whilst the second bedroom is another comfortable double with an airing cupboard. The third bedroom would make an ideal single bedroom, nursery or home office. Both rear bedrooms enjoy views across the garden, with glimpses of the surrounding countryside beyond.

Outside, the rear garden is of a particularly good size and offers considerable scope for landscaping and improvement. A paved area immediately adjoining the house provides space for outdoor seating, whilst the remainder of the garden could be transformed into an attractive lawned and planted space. Two useful outbuildings provide additional storage, with potential for workshop use. On-street parking is available along The Avenue, subject to availability.

Although requiring refurbishment and modernisation throughout, the property offers a fantastic opportunity to unlock its potential and create a lovely family home in a highly convenient location. With its generous garden, three bedrooms and proximity to Halesworth's amenities, railway station and the Suffolk coast, early viewing is recommended to appreciate the possibilities on offer. Offered for sale with no onward chain.

Agents notes...

A pre-recorded walkaround tour is available for this property





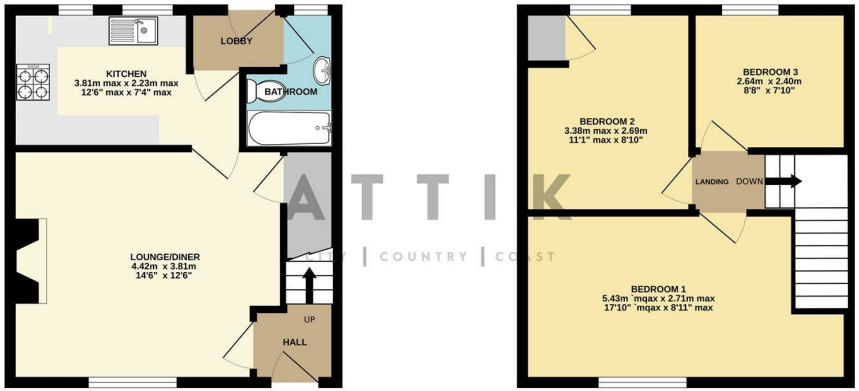






GROUND FLOOR
31.1 sq.m. (335 sq.ft.) approx.

1ST FLOOR
31.8 sq.m. (342 sq.ft.) approx.



TOTAL FLOOR AREA : 62.9 sq.m. (677 sq.ft.) 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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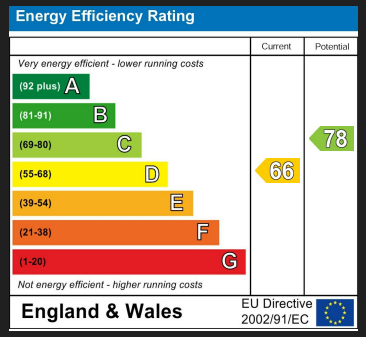
Local Authority

East Suffolk

Council Tax Band

A

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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