

M
M

60 Chediston Street,
Halesworth Suffolk

M
M

MUSKER
McINTYRE
ESTATE AGENTS

A period cottage situated within walking distance of the town's facilities in one of the prettiest streets in the town, yet on the edge of the countryside. Offering a ground floor and first floor bedroom this property also benefits from a terraced rear garden and air source heating. Offered with no onward chain.

The accommodation comprises:

- Cosy sitting room with wood-burning stove
- 21ft kitchen/dining room - ready to put your own stamp on!
- Ground floor bedroom/study
- First floor double bedroom
- Recently installed air source heating & solar panels
- Rear private garden



Property

A stable door opens into a cosy sitting room with a wood burning stove and to the rear a 21ft spacious kitchen/dining room with patio doors opening out to the rear garden. A great sized room with a pitched ceiling just ready for a buyer to create a room to suit their needs. There is a further reception room on the ground floor which is used as a study/snug and occasional guest bedroom. Off the first floor landing is the main bedroom which is a good sized double room and a large bathroom fitted with a bath with a shower over, sink, w.c, heated towel rail and airing cupboard housing the solar panel system.



Outside

A side garden gate gives access to the rear garden which is terraced along with a useful outhouse. There are raised beds and steps lead up to the steep rear garden, giving the house plenty of privacy. The air source heat pump is also situated to the rear of the house. This spacious house is ideally situated on the edge of town close to footpaths providing easy access for walks and also a short walk to the town's Thoroughfare.

Location

The property is within walking distance of the town's facilities. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings - which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. Also within walking distance is the train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 20-minute 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

Air source heating and solar panels
All mains connected.
Energy Rating:D

Local Authority:

East Suffolk District Council
Tax Band: B
Postcode: IP19 8BE

Tenure

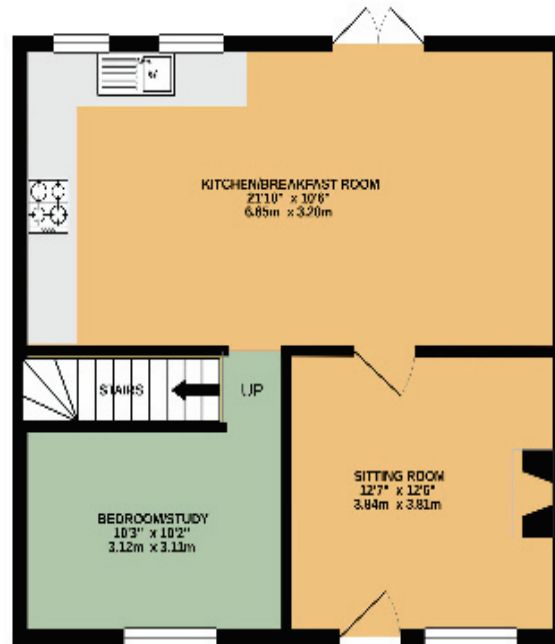
Vacant possession of the freehold will be given upon completion.

Agents' Note

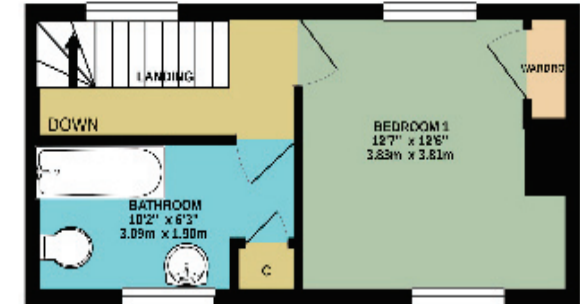
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £215,000

GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
218 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA - 674 sq.ft. (62.7 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors or mis-statement. This plan is for illustration purposes only and should be used as a guide only.

To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

Harleston 01379 882535

Loddon 01508 521110

www.muskermcintyre.co.uk

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.



HALESWORTH OFFICE

15A Thoroughfare

Halesworth

Suffolk

IP19 8AH

Tel. 01986 888205

halesworth@muskermcintyre.co.uk