55 London Road,

Halesworth , Suffolk IP19 8LS

MUSKER McINTYRE
ESTATE AGENTS

Situated close to the town centre this 19th century two bedroom cottage offers buyers an opportunity to acquire a renovation project, the cottage enjoys a pretty rear garden. Offered with no onward chain

Accommodation comprises briefly:

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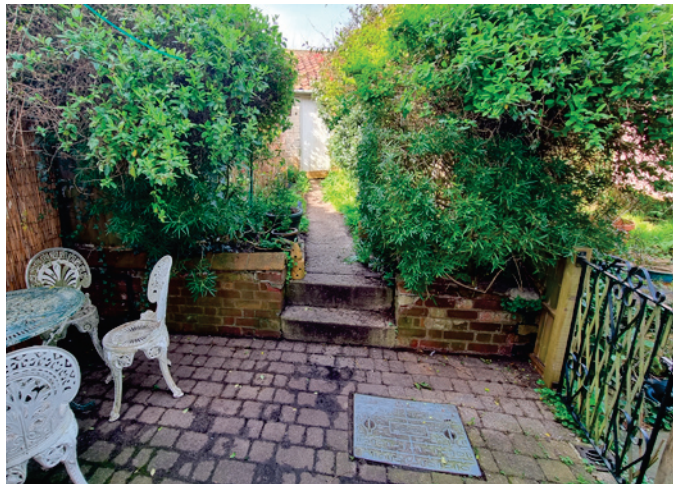
- Sitting room with a fireplace
- Kitchen/breakfast room
- Two first floor bedrooms - one good sized double and one single bedroom
- Rear garden with a brick outbuilding
- Gas central heating
- First floor bathroom
- Residents permit parking available
- CASH BUYERS ONLY FOR A QUICK SALE

The Property

The front door opens to the sitting room with an open fireplace with built-in cupboards to either side. A door to the rear leads into the kitchen with a window and a door opening into the garden. This room is fitted with a sink in base units and a freestanding cooker. The Worcester gas combi boiler for the central heating is housed in a cupboard. A door with a cupboard below take you up the stairs to the first floor where there is a deep cupboard on the landing. The main bedroom to the front of the house is a good size with a built-in clothes hanging space and a cast-iron fireplace with exposed stripped floorboards. There is a single bedroom and a bathroom on this floor situated to the rear. This cottage is an opportunity to acquire a property in a popular road close to the centre of town.



Outside

Permit parking is available in the street. A gate to the rear of the neighbouring properties gives access to the cottages rear garden where there is a paved patio behind the house. Steps lead up to the garden which is planted with climbers and shrubs and leads to a useful brick outbuilding to the bottom of the garden.

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

Gas central heating. All mains connected.
Energy Rating: cC

Local Authority:

East Suffolk Council
Tax Band: A
Postcode: IP19 8LS

Tenure

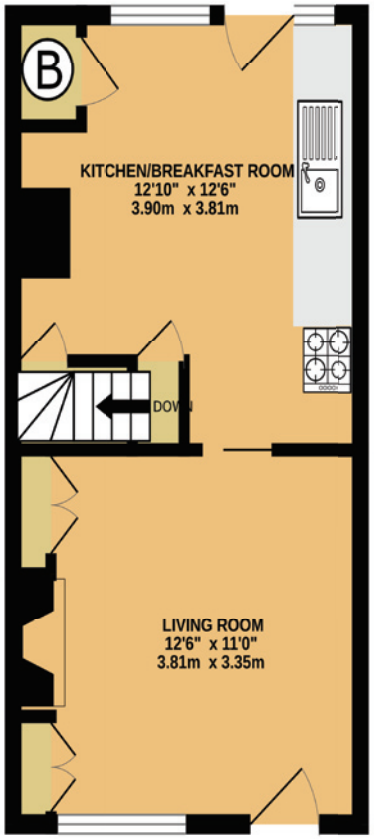
Vacant possession of the freehold will be given upon completion.

Agents' Note

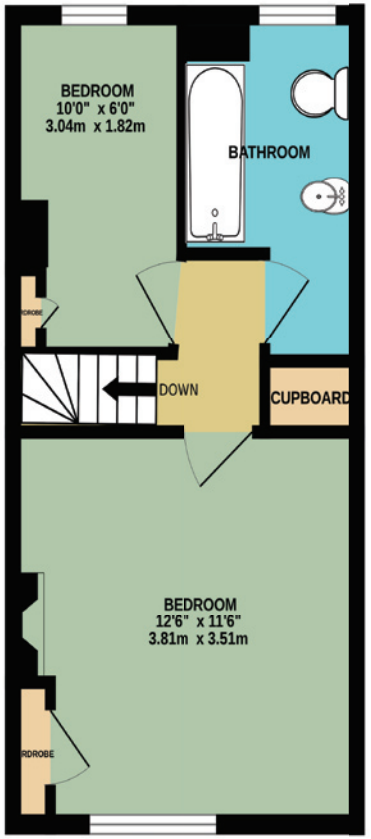
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £120,000

GROUND FLOOR
287 sq.ft. (26.6 sq.m.) approx.



1ST FLOOR
290 sq.ft. (27.0 sq.m.) approx.



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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