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*The Willows, 1 Hope Terrace, Holton Road,
Halesworth, Suffolk, IP19 8HB*

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ESTATE AGENTS



Once part of a Victorian school, this deceptively spacious three bedroom character cottage is set back from the road and now requires some updating. With off road parking and a garage. Located within walking distance of the town centre and railway station.

Accommodation comprises:

- Long entrance hall
- Kitchen/breakfast room
- Attractive cosy sitting/dining room
- Living room with exposed floorboards
- Ground floor bathroom & recently fitted stylish first floor shower room
- Study/single ground floor bedroom
- Three bedrooms - the master bedroom being a very generous size
- Driveway parking & garage
- Gardens to the front and side
- Gas central heating
- Walking distance to the railway station and centre of town and a short drive to the coast
- Offered chain free



The Property

The entrance door opens to a hallway which spans the length of the property, the dining room/ snug is to the front with a bay window overlooking the front garden. An attractive cosy room with an exposed red brick fireplace. A study, currently used as a fourth bedroom is to the rear and next to this room the stairs rise to the first floor. A larger reception room also overlooks the front garden also with a fireplace and exposed floorboards.

To the rear is the kitchen with a range of kitchen units with space for a gas or electric range cooker. There is plenty of space for a table and chairs and under the stairs a useful pantry. At the end of the hall is a bathroom, fitted with a w.c. hand basin, bath and separate shower cubicle. Off the first floor landing are three beautifully presented bedrooms, the excellent master bedroom to the front is a very generous size with a cast iron fireplace and a wardrobe, there is also another double bedroom to the front, with a small double to the rear with a built in wardrobe. The current owners have installed an excellent shower room, the shower cubicle has a rainfall shower and a sink set in an attractive stone surround within a period style vanity unit. This converted period house retains lots of character and would now benefit from some updating/restoration.



Outside

The property is set back from the road behind high hedging and a concrete drive which leads to the single detached garage. The front garden is lawned and edged with shrubs with a garden gate and path leading to the entrance door with another good sized garden at the side. There is also a paved patio and a pond, and the owners have recently cleared some of this area which now has potential to be re-designed to create a private garden.

Location

The property is situated a short walk from the town's shops and railway station. Halesworth provides many independent shops, a good range of schools, public houses, restaurants, doctors, vets and a supermarkets. Halesworth 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 at Halesworth with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a twenty minute drive away.



Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating. Mains electric, water and drainage.

EPC Rating: D

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: IP19 8HB

Agents Note

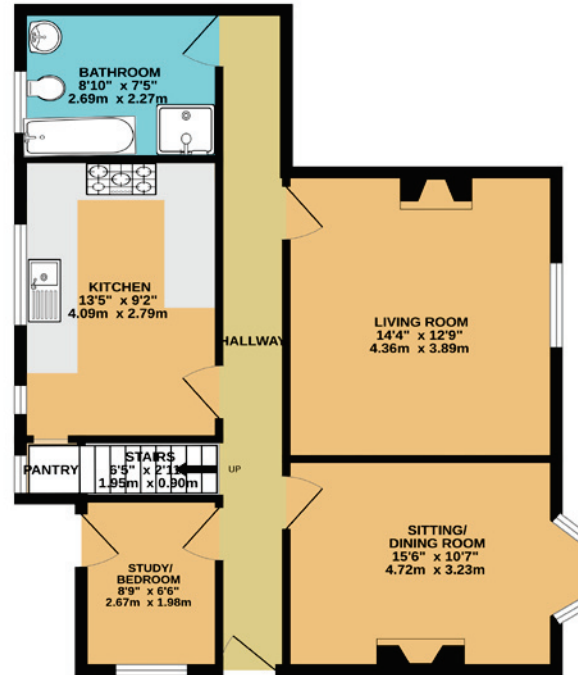
This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not. The seller advises there is a pedestrian right of way over the path to the rear in favour of the adjoining property and there is a section of flying freehold.

Tenure

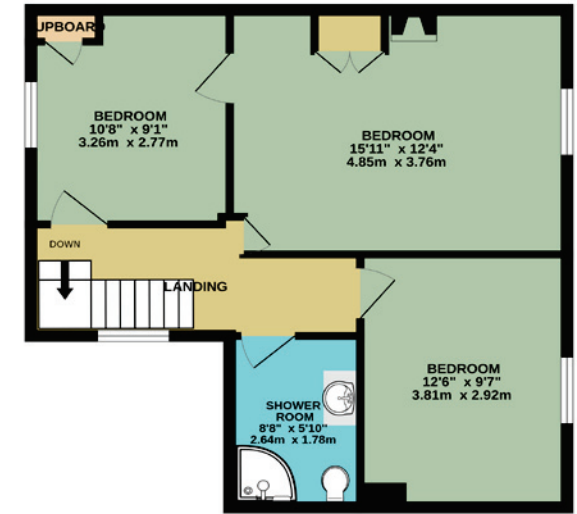
Vacant possession of the freehold will be given upon completion.

Guide Price £249,000

GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 sq.m.) 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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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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