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Quay Street,
Halesworth, Suffolk

OUTBUILDING



Offering the luxury of off-road parking, a first floor shower room and a highly versatile two-storey outbuilding, this three-bedroom Grade II Listed home presents an exciting renovation opportunity in a convenient and desirable central Halesworth location.

Accommodation comprises briefly:

- Entrance Porch
- Hallway
- Sitting Room
- Kitchen
- First Floor Shower Room
- Master Bedroom
- Two Further Bedrooms
- Two Storey Outbuilding with Store, Utility, WC & Studio Room
- Rear Garden
- Off Road Parking



Property

This handsome end terrace home can be accessed via a rear porch or directly into the sitting room, where wood flooring, high ceilings and a southerly-facing sash window combine to create a light and characterful space. Leading through the room, a staircase with useful storage beneath houses the combi boiler before continuing into the kitchen. Although dated, the kitchen offers a surprising amount of storage and worktop space, providing an excellent opportunity for the next owner to update to their own taste. Upstairs, there are three bedrooms and a shower room, all accessed directly from the landing – a particularly appealing feature for a period home in this price bracket.







Outside

Set back from the road behind attractive wrought-iron railings, the property enjoys a low-maintenance frontage, with a Victorian-style tiled pathway leading to the front door. Side access leads to a practical courtyard, where the two-storey outbuilding offers a wealth of potential. Currently comprising a useful store, wash/utility room and outside WC, stairs lead to a sizeable first floor room with windows and a vaulted ceiling, making it ideal for use as a studio, hobby room or creative workspace, subject to any necessary consents. Beyond the courtyard, a lengthy, tiered garden offers further outdoor space, ready for the next owner to improve and personalise. At the foot of the garden, a gate leads to a generous hardstanding area accessed from New Cut, providing the considerable benefit of side-by-side off-road parking for multiple vehicles.

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 with combi boiler. All mains connected.

Energy Rating: NA

Local Authority:

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

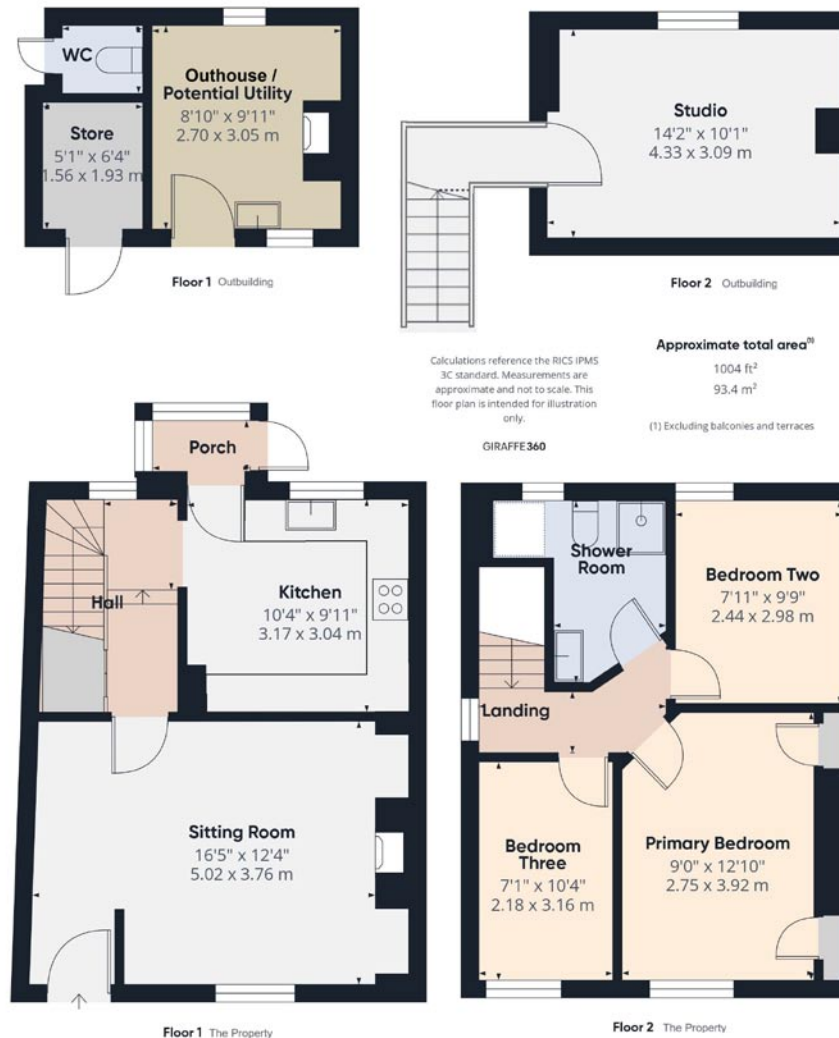
Tenure

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: £200,000 - £220,000



To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

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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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