



15 STATION ROAD

HALESWORTH, IP19 8BZ



Located on Station Road, this two bedroom, mid-terrace cottage has been recently modernised by the current owners and is being offered with no onward chain!

Upon entering through the front door, you are welcomed directly into a cosy sitting room overlooking the front aspect. This inviting space benefits from an open fireplace that does not currently have a wood burner but could be looked into if someone wished. This sitting room is open plan with the kitchen however, the clever division provides great zoning whilst allowing for ample natural light and a sociable space. The kitchen benefits from a good range of wall and base units, as well as space under the stairs and an additional unit cupboard. Double doors from the kitchen lead out to the garden. Upstairs on the first floor, bedroom one is a large double room overlooking the front aspect whilst the double bedroom to the rear, currently used as a home office, overlooks the garden. The bathroom boasts a bath with shower over, basin and toilet.

Outside there is permit parking available on Station Road. The garden to the rear benefits from a brick outbuilding and a shed for further storage. There is a pedestrian right of access for the neighbour to the right of the property however, this property also benefits from the same right of access for the property to the left.



SERVICES - Mains water, electricity, gas and drainage are connected to the property. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY – East Suffolk - B

TENURE - Freehold

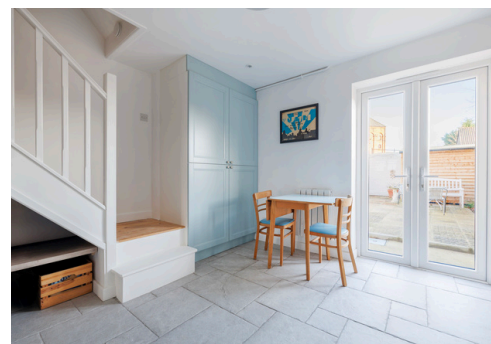
EPC – TBC

VIEWING - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

DURRANTS BUILDING CONSULTANCY - Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.

AGENT NOTES – There is a pedestrian right of access for the neighbour to the right of the property for access for their bins.

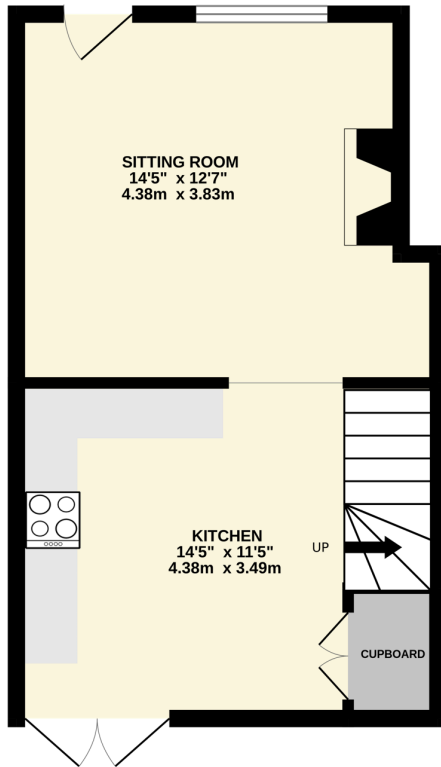




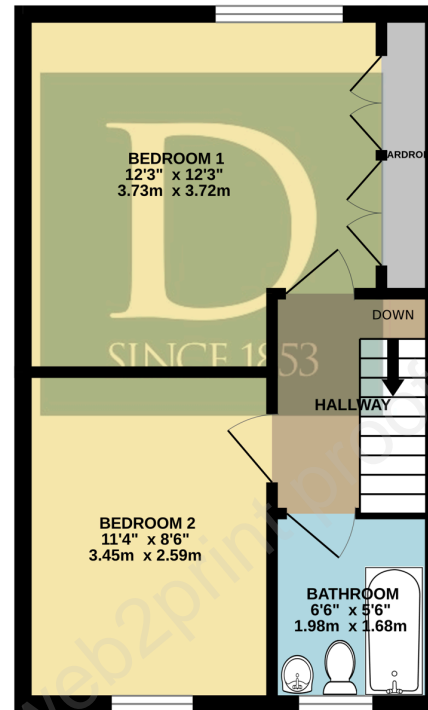
NO ONWARD
CHAIN

FLOOR PLAN

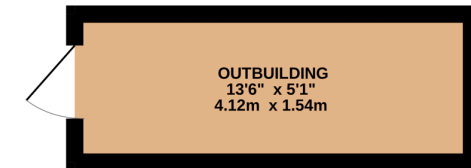
GROUND FLOOR
329 sq.ft. (30.5 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



OUTBUILDING
68 sq.ft. (6.3 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.5 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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2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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