



38, OLD STATION ROAD

HALESWORTH, IP19 8JJ



Conveniently located close to the centre of Halesworth, 38 Old Station Road is a two-bedroom detached bungalow which is being offered with no onward chain and features off road parking, a garage and a good size garden.

Stepping through the main front door, you are welcomed into the entrance hallway. Bedroom one is to the left, a good size double room which offers views over the front aspect. Continuing along the hallway, you will find the lounge/dining room which is a versatile space and includes a feature fireplace. The lounge/diner leads into the kitchen which offers an in-built cupboard area – providing extra storage – as well as various base units, work surfaces and space for free-standing appliances. Off the hallway, you will also find bedroom two which is a double room and features views across the rear garden. The bathroom is modern and offers a sink, bath with shower over and toilet. Outside, there is garden to the front and rear of the property, which are both mainly laid to lawn. The rear garden is a good size and also features a paved border. To the front of the property, off road parking is available as well as a single garage.



Tenure - Freehold

Location - The north Suffolk market town of Halesworth is a pretty town with a wide range of independent shops mainly situated along a pedestrianised Thoroughfare and Market Place. There is a weekly market on Wednesdays. The town has a primary school, library, railway station and excellent bus links to other local towns. 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, Band C

EPC – D

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.



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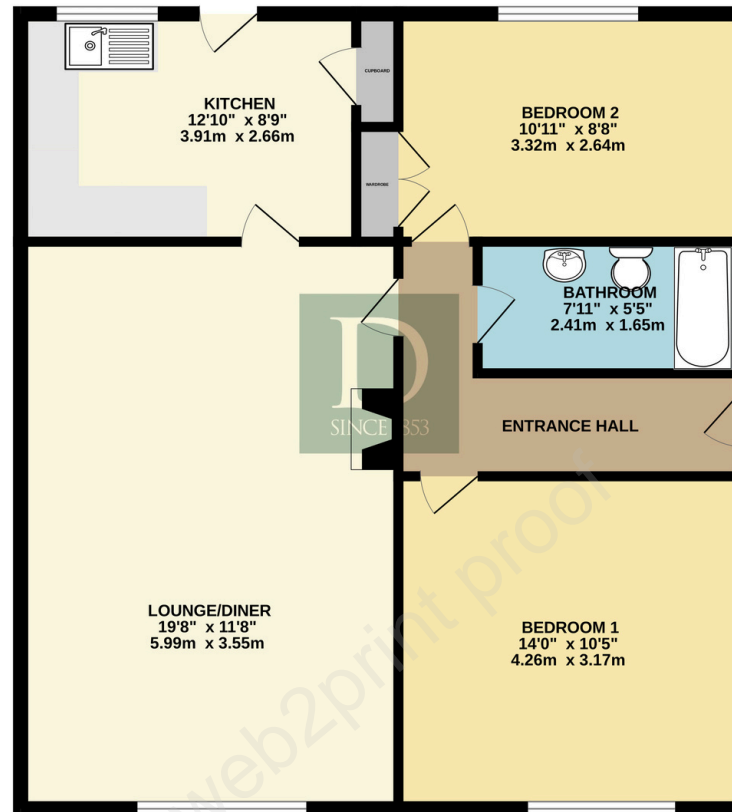
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FLOOR PLAN

GROUND FLOOR



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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