



34 ROMAN WAY,
HALESWORTH, IP19 8TP



34 Roman Way is a two-bedroom, mid-terrace home that offers an enclosed rear garden, generous living accommodation and one allocated off road parking space!

Entering through the front door, you are welcomed into the entrance hall. To the right is the kitchen, fitted with a good range of wall and base units, a built-in oven/gas stove, and space for white goods. At the end of the hallway is the sitting room, which benefits from useful understairs storage and door opening into the conservatory at the rear of the property. The conservatory provides an excellent additional reception area and gives access to the garden.

Upstairs, on the first floor, there are two bedrooms and a bathroom. Bedroom one is a well-proportioned double room overlooking the rear aspect and features a large built-in storage cupboard. Bedroom two is a smaller double room, enjoying views over the front of the property. The bathroom is fitted with a bath with shower over, wash basin and toilet.

Outside, the property benefits from one allocated off-road parking space to the rear. The enclosed rear garden also includes an external storage shed and a gate providing access to the parking area.



VENDORS NOTE - THE CURRENT OWNER HAS PAINTED AND REPLACED FLOORING THROUGHOUT THE PROPERTY, AS WELL AS ADDING A PATIO AREA AND PLANTED BEDS TO THE GARDEN. VARIOUS WALL LIGHTS, SOCKETS AND SWITCHES HAVE ALSO BEEN UPDATED IN THE DOWNSTAIRS AREA, AND PROFESSIONALLY-FITTED BLINDS HAVE BEEN ADDED TO THE KITCHEN, BATHROOM AND MAIN BEDROOM.

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

EPC - C

VIEWING - STRICTLY BY APPOINTMENT WITH THE AGENT'S HALESWORTH OFFICE. PLEASE CALL 01986 872 553.



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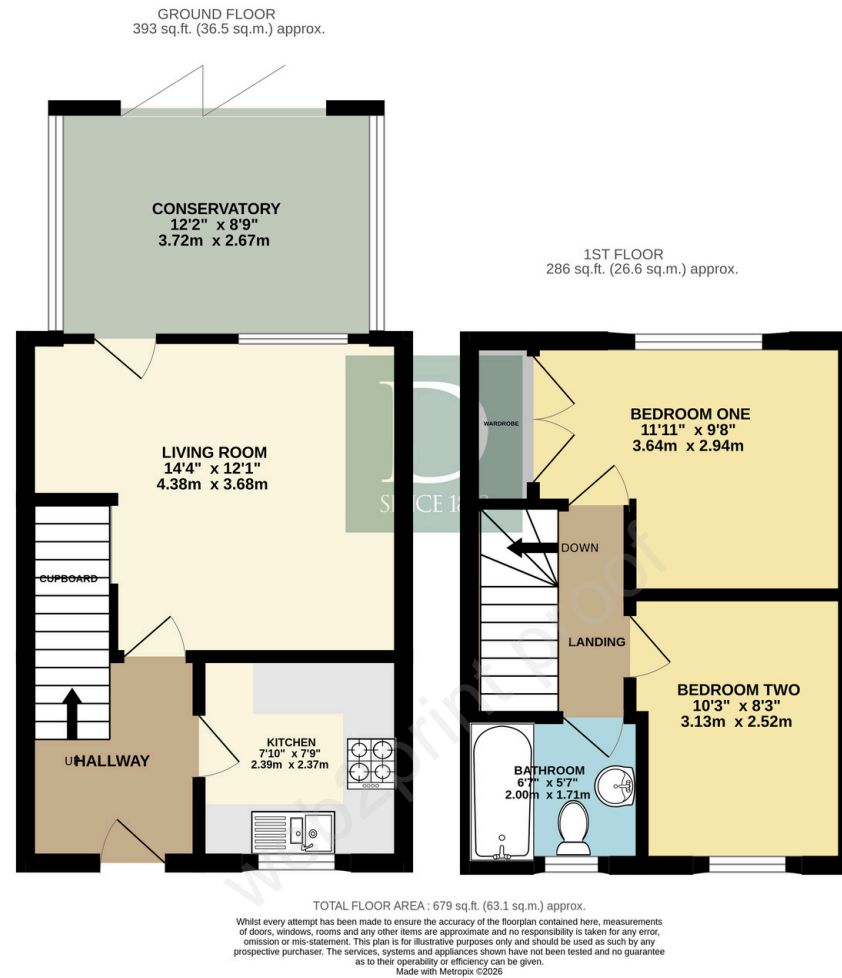
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FLOOR PLAN



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