



London Road | | Halesworth | IP19 8LS

**£885 PCM**

**DURRANTS**  
SINCE 1853

## Key features

- Newly Decorated Throughout
- New Flooring Throughout
- Sitting Room
- Fitted Kitchen
- Fitted Bathroom
- Gas Central Heating
- Garden
- Outbuilding
- Close To Town Centre
- Optional External office (under construction) available £65pcm.

## Description

A beautiful two bedroom cottage in immaculate condition with gas central heating, reception room, fitted kitchen, bathroom, rear garden and close to the town centre. The property has been redecorated throughout and new flooring fitted throughout. Optional External office (under construction) available £65pcm.

## Directions

From the town centre follow Thoroughfare out of the town, continue past the Church into London Road. no 57 will be found on the right hand side before the "Rainbow" roundabout.





# Floor plans

GROUND FLOOR  
278 sq.ft. (25.9 sq.m.) approx.

1ST FLOOR  
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA: 554 sq.ft. (51.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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