



18 ROMAN WAY
HALESWORTH, SUFFOLK, IP19 8TP



18 Roman Way is an end-of-terrace, three-bedroom house, located a short distance from Halesworth Town Centre. With a garage, off road parking and gardens to the front and rear, this property is one to view!

Stepping through the front door, you are welcomed into the entrance hallway. To the left of the hallway, there is a WC with toilet and basin. Off the hallway, you will also find the kitchen and lounge/diner. The kitchen offers a range of worksurfaces, wall and base units and space for white goods. The lounge/diner is a generous size and versatile space, with a feature fireplace and views across the rear garden. This room also benefits from a convenient built-in cupboard area, providing extra storage. A door from the lounge/diner leads to the conservatory, which offers ample natural light and overlooks the garden. The conservatory also features double doors opening onto the garden.

Upstairs, a landing provides access to the bathroom and all three bedrooms. The bathroom offers a bath with shower over, basin and toilet. Bedroom one is a generous size double room with built-in cupboard space and views over the rear garden. Bedroom two is also a double room, this room overlooks the front aspect and also boasts a built-in cupboard area. Bedroom three is a single room which could alternatively be used as a home office and also enjoys views over the garden.

Outside, there are landscaped gardens to the front and rear of the house. Both are mainly laid to lawn and feature paved areas. The front garden features raised-bed planters. The rear garden also benefits from a number of mature shrubs.



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).

TENURE - Freehold

LOCAL AUTHORITY – East Suffolk - C

EPC – C

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

AGENTS NOTE– This property was impacted by subsidence due to the roots of a Willow Tree impacting the property. The offending trees were removed 2 years ago with no further problems and no substantial building work required.





FLOOR PLAN



TOTAL FLOOR AREA: 1010 sq.ft. (93.8 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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