



# 6 THE HILL

HALESWORTH ROAD, BRAMFIELD, HALESWORTH, IP19 9HR



Situated in the popular village of Bramfield, 6 The Hill is a three-bedroom house offering an open plan kitchen/breakfast room, off-road parking and a good size garden. This home is ideal for those looking to put their own stamp on a property!

Stepping through the front door, you are welcomed into the dining room. The dining room is a versatile space, which overlooks the front aspect of the property and provides access to the kitchen/breakfast room. The open plan kitchen/breakfast room offers space for free standing appliances, base units and worksurfaces along with two built-in pantry spaces for extra storage. This room also features a back door to the rear garden and stairs to the first floor. The sitting room is another good size reception room and also overlooks the front aspect and benefits from a fireplace and built in storage cupboard.

The first-floor landing leads to the bathroom and all three bedrooms. Bedroom one is a double room with a convenient built-in cupboard space and views over the front aspect of the property. Bedroom two is a single room which overlooks the rear garden area. Bedroom three is a generous size double room, overlooking the front aspect. Any of these rooms could alternatively be used as a home office. The bathroom offers a bath, basin and toilet.

Outside, off road parking is available to the side of the property. The garden to the rear is mainly laid to lawn, is a good size and offers field views, along with a shed and old coal store.

**SERVICES** - Mains water, electricity and drainage are connected to the property. Heating is provided by way of electric storage heaters.

(Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

**LOCAL AUTHORITY** – East Suffolk, Council Tax band - A

**TENURE** - Freehold

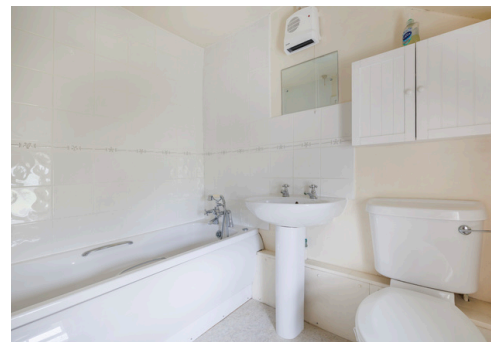
**EPC** – TBC

**VIEWING** - Strictly by appointment with the agent's Halesworth office.

Please call 01986 872 553.

**VENDORS NOTE** – There is a right of access for number 4.



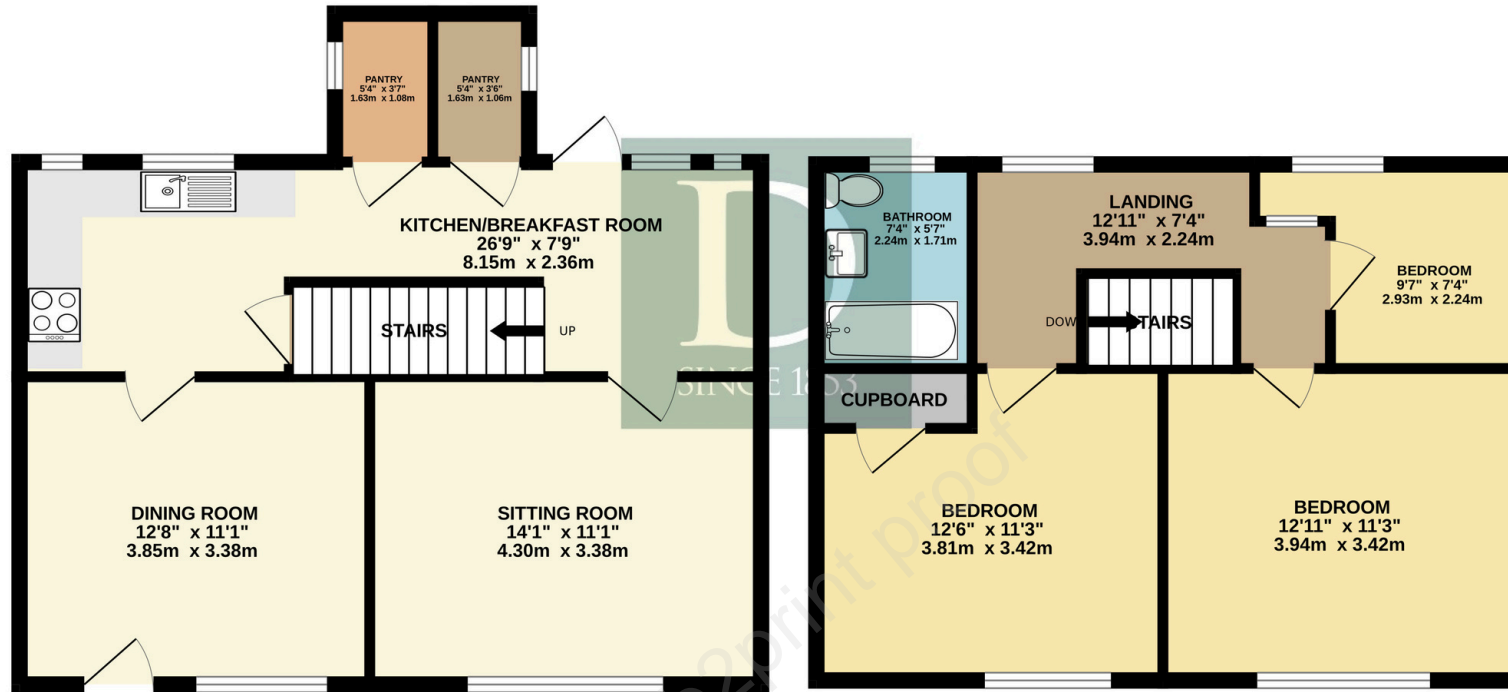


NO ONWARD  
CHAIN

## FLOOR PLAN

GROUND FLOOR  
541 sq.ft. (50.3 sq.m.) approx.

1ST FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.2 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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### CONTACT US

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