



27, RECTORY STREET
HALESWORTH, IP19 8AE



27 Rectory Street is a two-bedroom end-of-terrace cottage located on a charming street in the highly sought after town of Halesworth. This unique property is not one to miss!

Stepping through the front door, you are welcomed into the spacious living room, which boasts a wood burner and views over the front aspect. The open plan layout between the living room and sitting/dining room means there is natural light and provides a wonderful area for entertaining guests. The sitting/dining room is a versatile space and features French doors opening into the garden.

Heading downstairs, you will find the kitchen which is a good size with dual aspect windows. It offers a variety of base units, built-in appliances and work surfaces as well as a larger understairs cupboard for convenient storage.

Upstairs on the first floor is bedroom one: a large double room offering views across the front aspect and a built-in wardrobe space. The bathroom benefits from a shower, basin, toilet and bidet. On the second floor you will find bedroom two which is a double room and overlooks the garden to the side of the property. Either bedroom could alternatively be used as a home office.

Outside there is a good size garden which features a brick outbuilding and number of mature shrubs and trees, offering a lovely space for outdoor dining. Off street parking is available outside the property on the driveway.



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 - EXEMPT

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.

AGENT NOTES - PLEASE NOTE, THE PROPERTY TO THE LEFT HAS A PEDESTRIAN RIGHT OF ACCESS ACROSS THE GARDEN TO PUT OUT THEIR BINS.

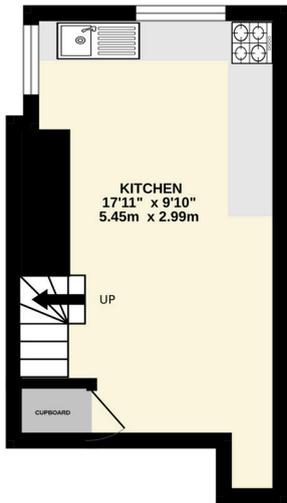
TENURE - FREEHOLD



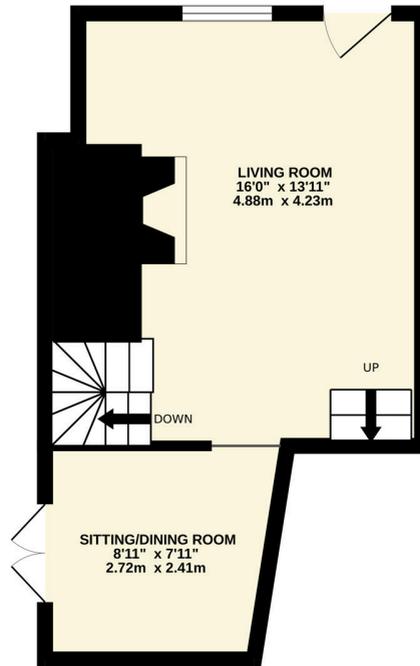


FLOOR PLAN

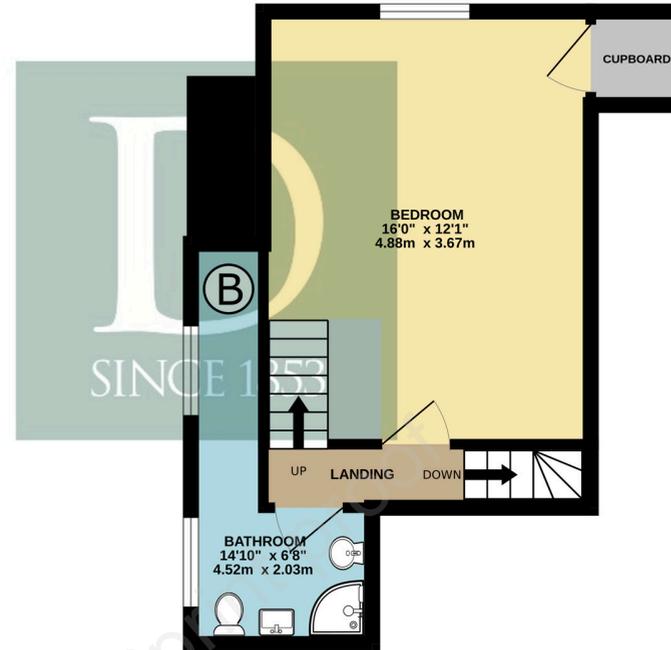
KITCHEN
147 sq.ft. (13.7 sq.m.) approx.



GROUND FLOOR
252 sq.ft. (23.4 sq.m.) approx.



1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



2ND FLOOR
197 sq.ft. (18.3 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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