



92, LONDON ROAD
HALESWORTH, SUFFOLK, IP19 8LS



92 London Road is a charming, Grade II Listed end-terrace cottage. The property offers an easy to maintain courtyard garden, two/three bedrooms and a kitchen leading out to the garden at the rear!

Upon stepping through the front door you are immediately welcomed into the sitting room which overlooks the front and side aspect. This is a generous size room with exposed beams, ample natural light, storage cupboards, wooden flooring and an open fireplace as the main focal point of the room. Off the sitting room is a hallway that leads onto the kitchen and bathroom with the benefit of an understairs storage cupboard. The kitchen has a range of wall and base units along with space for white goods and a door leading to the outside. Completing the ground floor is the bathroom which boasts a shower, basin and toilet. Upstairs on the first floor you will find bedroom one. This is a large double room with built in cupboard and additional storage space, ideal for a walk-in wardrobe. There is a staircase leading to the second floor within bedroom one. This room can be easily used as bedroom three or, would make an ideal home office. Bedroom two is another good size double room overlooking the side aspect, with the benefit of a WC with basin and toilet. Outside there is permit parking available on London Road. In addition, to the rear of the property is an easy to maintain courtyard garden. There is a gate from the courtyard leading out onto the neighbouring driveway that you have pedestrian right of access across.



SERVICES Mains water, drainage and electricity are connected. Heating is provided for by way of gas fired central heating through radiators. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

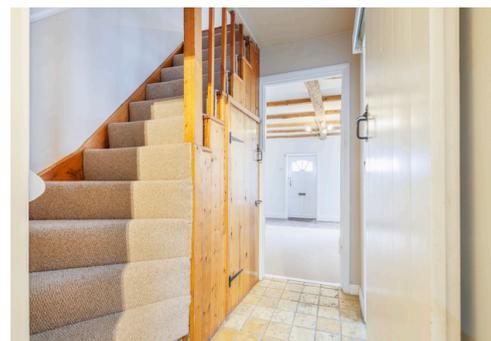
LOCAL AUTHORITY: East Suffolk Council – Band A

TENURE - Freehold

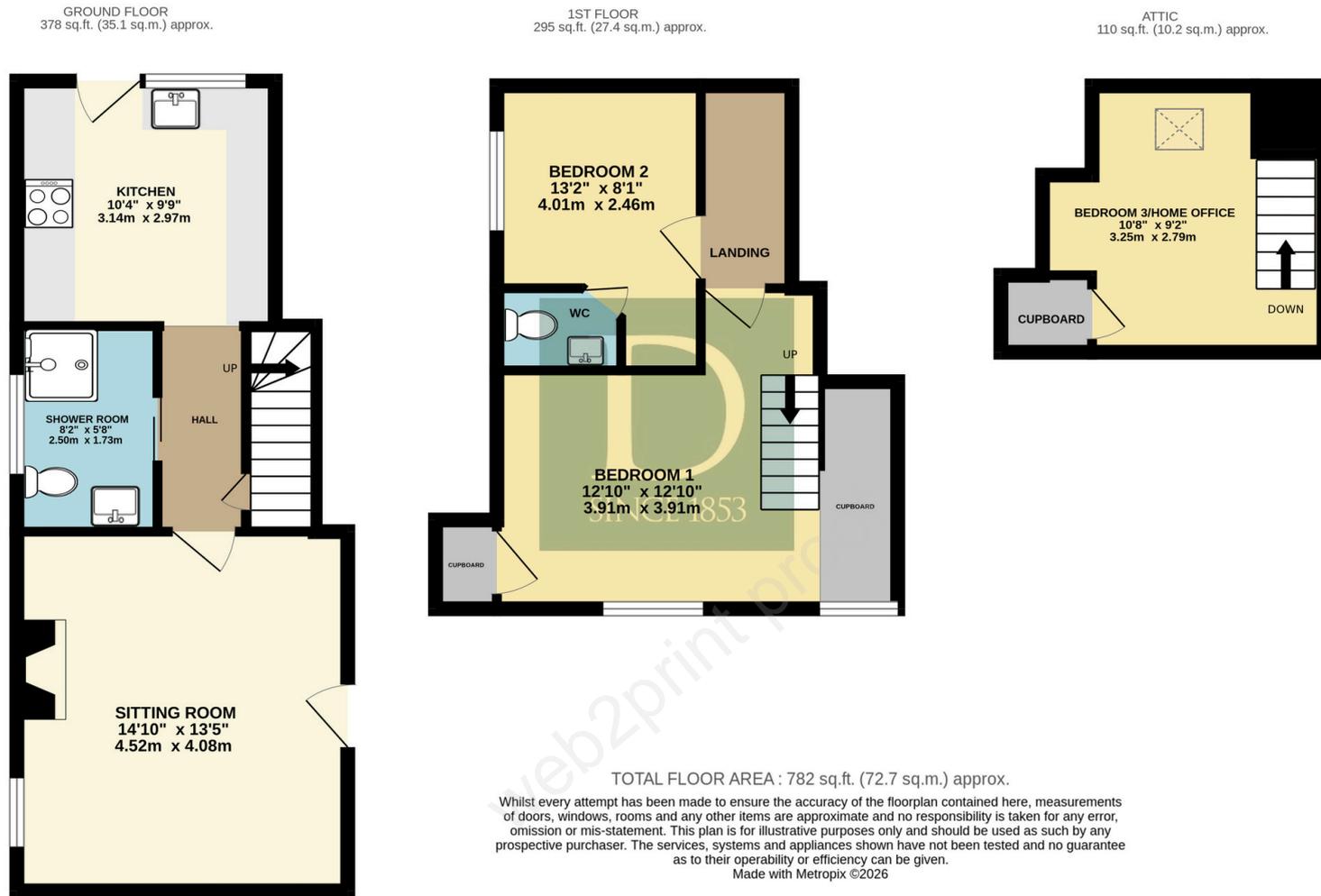
EPC – E

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





FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 12 Thoroughfare,
 Halesworth, Suffolk, IP19 8AH

Tel : **01986 872553**
 Email : halesworth@durrants.com