

# *Rectory Street,*
## Halesworth, Suffolk

MUSKER McINTYRE
ESTATE AGENTS

**CHAIN FREE - This competitively priced, grade II listed home offers a fantastic renovation opportunity in a desirable central postcode. Just moments from Halesworth's Thoroughfare and with an attractive green seen upon approach, the property enjoys two reception rooms, a first floor bathroom off the landing and the rare benefit of a garage, some real standout features for it's price point.**



**Accommodation comprises briefly:**

- Sitting Room
- Kitchen
- Dining Room
- First Floor Bathroom
- Generous Master Bedroom
- Further Single Bedroom
- Loft Room
- Low Maintenance Rear Garden
- Garage

**Property**

The home offers two reception rooms, a front sitting room with a feature fireplace, as well as a versatile reception off the central (and tired) kitchen; ideal as a breakfast room or study. On the first floor you'll find two bedrooms; a modest single and a generous master with fitted storage and stairs up to the versatile, carpeted loft room. The bathroom is enviously situated off the first floor landing and, whilst in need of updating, offers an electric shower over the bath.























## Outside

In addition to a garage, the property offers particularly limited outside space, which is ideal for those seeking a low-maintenance town centre lifestyle. Whilst not fully utilised by the previous occupants, the addition of some potted plants and a bistro table and chairs could create a pleasant (albeit very quaint) space to or enjoy a morning coffee or glass of wine.

## Location

The property is within walking distance of the town's facilities. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings - which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. Also within walking distance is the train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 20-minute drive away.

## Fixtures & Fittings
All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services
Gas central heating with combi boiler. All mains connected.

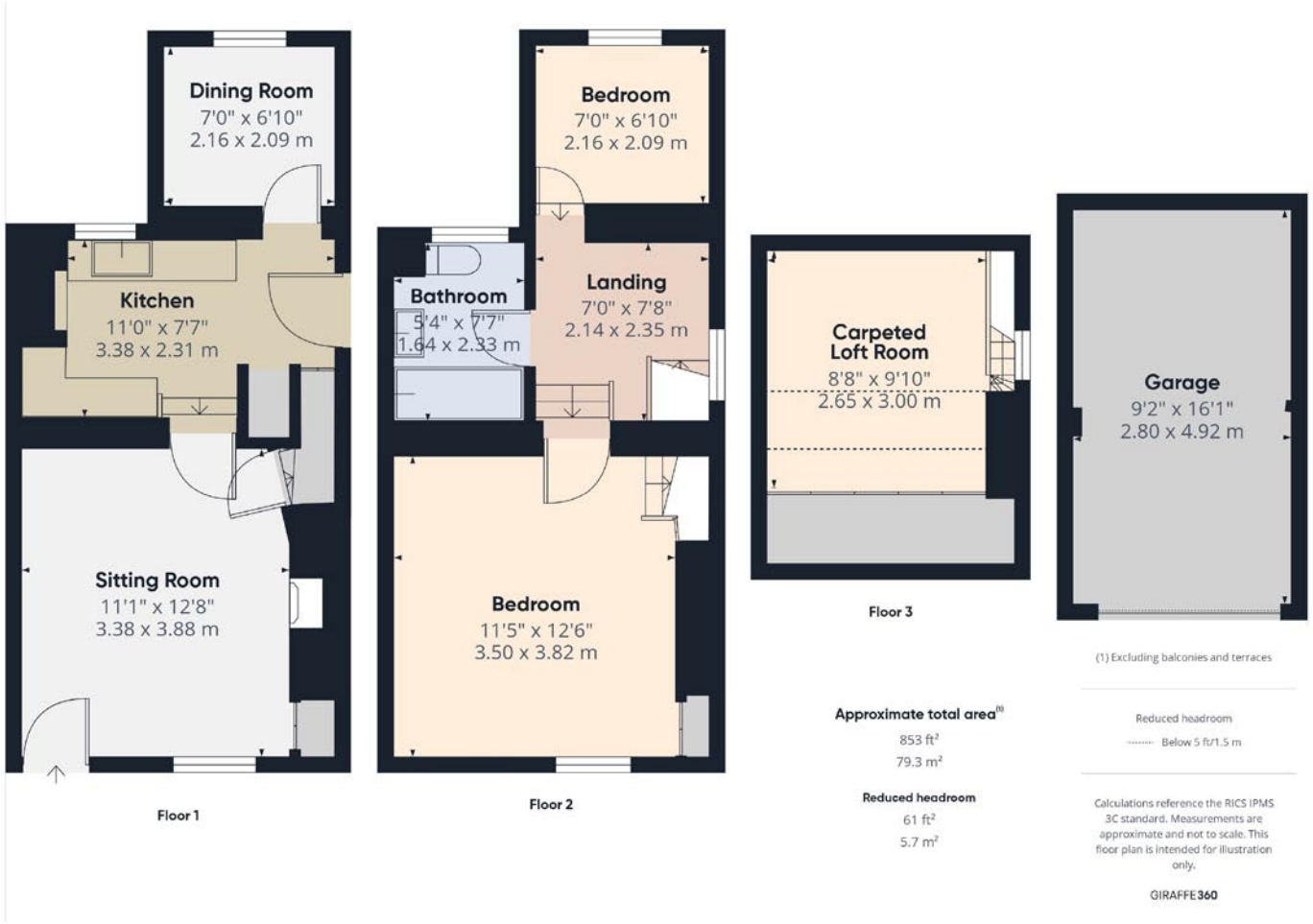
Energy Rating: N/A

## Local Authority:
East Suffolk Council
Tax Band: B
Postcode: IP19 8BS

## Tenure
Vacant possession of the freehold will be given upon completion.

## Agents' Note
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

## Guide Price: £160,000 - £180,000




**To arrange a viewing, please call 01986 888205**

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|---|---|
| Halesworth | 01986 888205 |
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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