

4 Old Drill Hall, Old Brewery Yard

Halesworth, Suffolk IP19 8BG

MUSKER McINTYRE
ESTATE AGENTS



Southwold - 9 miles
Norwich - 26 miles

This fabulous and well presented two bedroom house is one of five delightful and unique properties centred around paved patios converted from The Old Drill Hall building, situated in the TOWN CENTRE in a QUIET and PRIVATE LOCATION with PARKING.

Accommodation comprises briefly:

- Spacious light sitting room
- Well fitted kitchen with solid wood worktops & slate tiled flooring
- Ground floor W.C.
- Two bedrooms & bathroom with a bath and shower
- Paved front terrace with attractive well planted beds contained in railway sleepers
- Parking space and communal garden store
- Electric central heating & solar panels
- Double Glazed throughout
- Wide pine internal doors



The Property

4 Old Drill Hall is a very well presented two bedroom terraced house. The property provides an entrance hall with a wide staircase leading to the first floor. The sitting room has a large window overlooking the front patio. To the rear is an attractive wall of reclaimed brick with oak and glass which separates this room and the kitchen. A deep understairs cupboard houses the electric central heating boiler and controls. The kitchen is fitted with a good range of cream wall and base cupboards with solid timber worktops. There is an integrated washing machine, ceramic hob and electric oven. Slate tiled flooring is fitted throughout the kitchen and the high part vaulted ceiling has two Velux windows fitted. Off the kitchen is a cloakroom with a W.C. hand basin and space for coats.
On the first floor there is a spacious double bedroom with a built-in cupboard and a second bedroom can be found to the rear. The bathroom has fully tiled walls and floor with a bath, separate shower, W.C. and a hand basin. This property is suitable for buyers over 50 years old.









Outside

To the front of the house is an attractive paved terrace for sitting out which is surrounded by raised well planted flower beds contained by re-claimed railway sleepers. There is allocated parking for one vehicle to front of the property and a communal garden store and bin store.

Location

The property is situated in the town centre, just off the market square and accessed through a private road. Halesworth provides many independent shops, schools, public houses, restaurants, doctors and vets. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station with services to London Liverpool Street via Ipswich. The heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 20 minutes drive away.





the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services
Electric central heating, 4 solar panels, mains drainage, electricity and water connected. Communal sky/digital television dish.

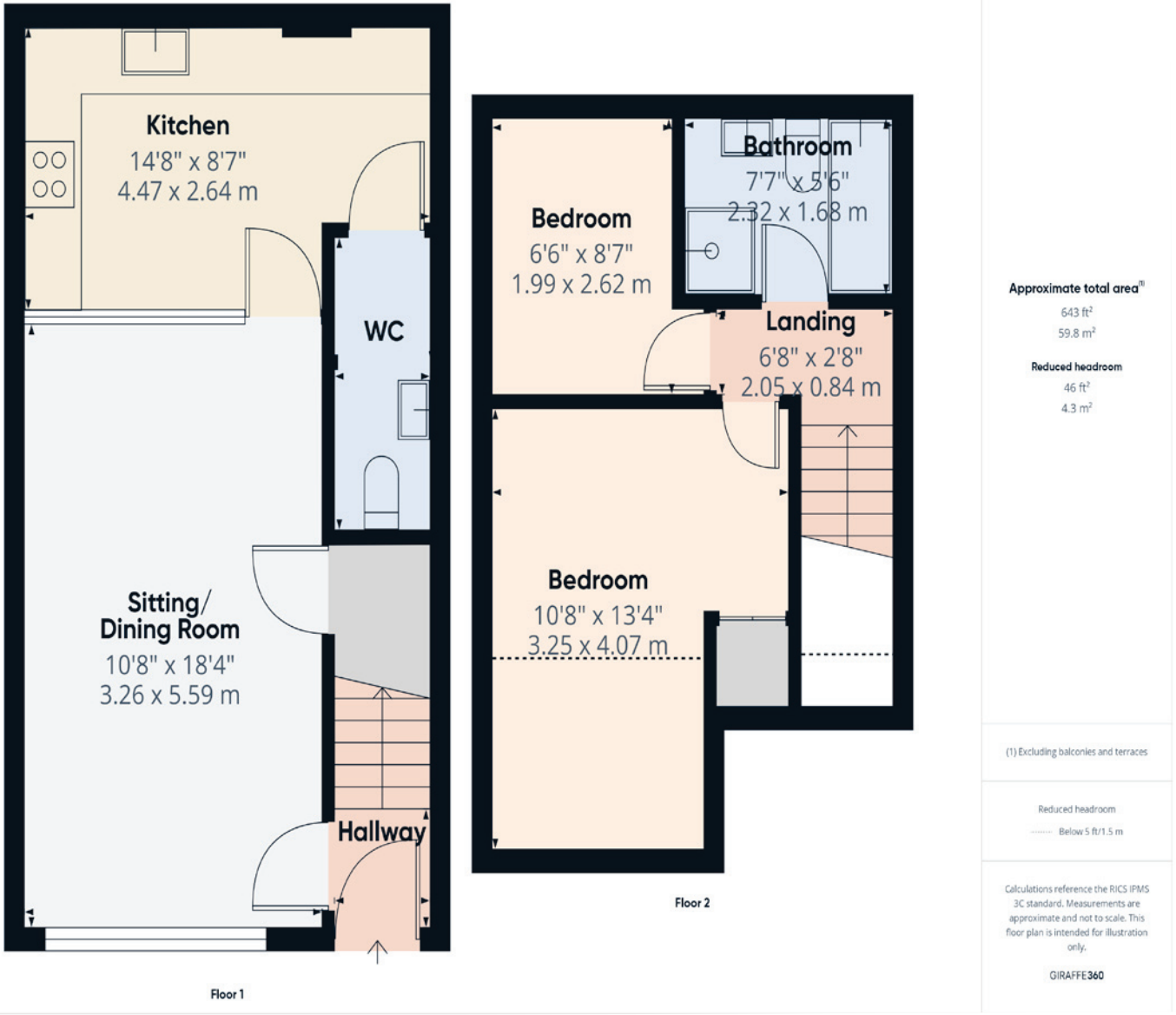
Local Authority:
East Suffolk Council
Tax Band: B
Postcode: IP19 8BG
EPC: C

Tenure
Freehold

Agents' Note
The Old Drill Hall properties are subject to a minimum age restriction of 50 years. The residents have formed a management committee and pay £250 pa to cover communal upkeep, lighting, insurance and accountancy fees

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: £215,000



To arrange a viewing, please call 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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