

7 The Garden Upper Holton, Halesworth, Suffolk, IP19 8NH
Guide Price £120,000

DURRANTS
SINCE 1853





An exciting opportunity to purchase a holiday home situated in a unique restricted park.

ENTRANCE PORCH with storage cupboard, French door to **KITCHEN** with a range of base and wall units, stainless steel sink unit, space for electric cooker, window overlooking front garden, serving hatch to double aspect **SITTING/DINING ROOM** with windows to front and side, a pair of fully glazed doors to seating area. Doors to **BEDROOM ONE** and **BEDROOM TWO**, door to **BATHROOM/WC** with panel bath and pedestal wash basin.

OUTSIDE: The unit stands to the centre of the plot and is laid to lawn with mature shrubs and trees making the home very private. There is off road parking on the stoned parking area. As an owner

of a unit you will have access to approximately 68 acres of parkland with various walks, green spaces and the lake.

CURRENT CHARGES:

Environmental Levy: £1,400.00 (One-off payment),

Subscription Fees: £315.00 per quarter (£1260 per annum),

GENERAL RATES: £17.66 per quarter,

Water & Sewerage: £19.24 per quarter.

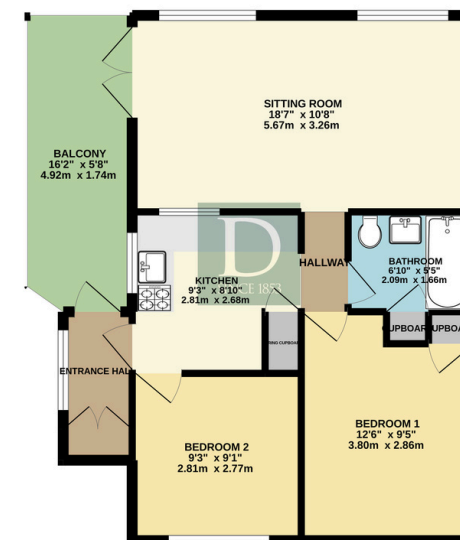
Electricity: Charged as used on a quarterly basis.

Oil fired central heating, Upvc external windows and doors.



FLOOR PLAN

GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 562 sq.ft. (52.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given for their condition or efficiency can be given.
Made with Metaphor C2022

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**