

*An end of terrace two-bedroom
cottage situated in the heart of
Halesworth.*

Guide Price
£220,000 Freehold
Ref: P7427/C

12 London Road
Halesworth
Suffolk
IP19 8LW



Sitting room, kitchen/dining room, utility room and downstairs shower room.

Two first floor double bedrooms.

Courtyard rear garden.

On-road permit parking.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200
F: 01728 724667

And The London Office
40 St James Street
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

12 London Road is situated in the popular market town of Halesworth and only a short distance from the town centre and local amenities. Halesworth has a variety of shops catering for virtually every day-to-day need. There is a primary school, library, doctors' surgery, Co-operative supermarket and numerous cafes, pubs and restaurants. The town also benefits from The Cut, a centre for arts in the community which offers music, theatre, dance, comedy, cinema, workshops and art exhibitions to the local area.

Halesworth is also well served with transport connections, having a railway station with services via Ipswich to London's Liverpool Street station. To the east of Halesworth lies the Heritage Coast which is renowned for its wide variety of leisure opportunities including the well regarded seaside resort, Southwold, (nine miles), historic Dunwich and the RSPB sanctuary at Minsmere.

Description

12 London Road is an end of terrace property with rendered elevations under a pantiled roof. The cottage was refurbished in 2022 and benefits from gas fired central heating.

A front door provides access to the sitting/dining room which has a bay window with a street view. It leads to the kitchen which has stylish high and low level wall units. Off this is a utility room with plumbing for a washing machine and dishwasher, and here there is also the gas fired wall mounted boiler. Also off the kitchen is a shower room with WC, shower and hand wash basin. On the first floor, there is a landing off which are two double bedrooms, both with windows to front and rear.

To the rear of the cottage is a small courtyard which has space for a table and chairs.



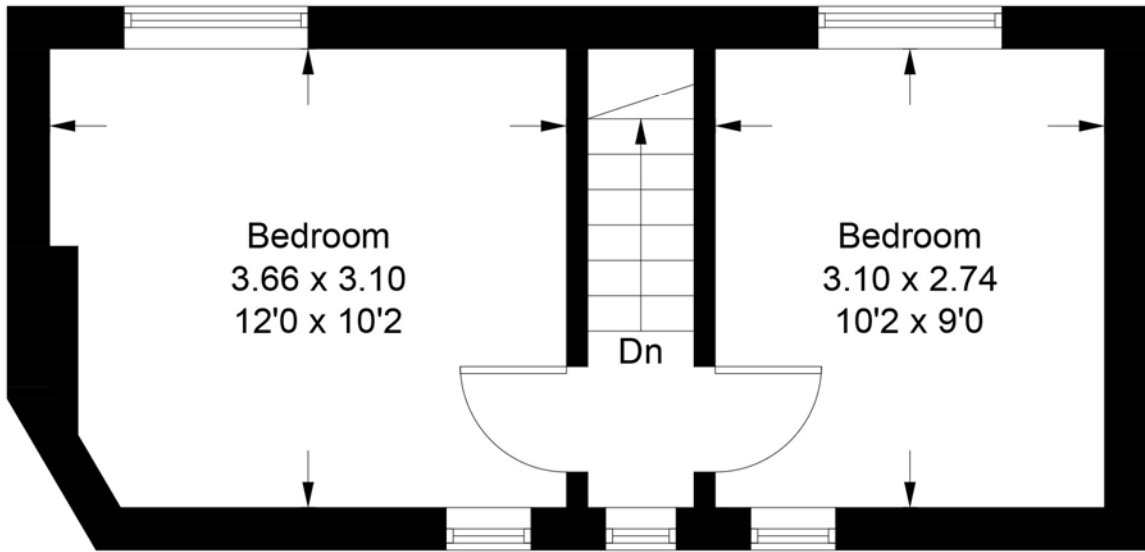




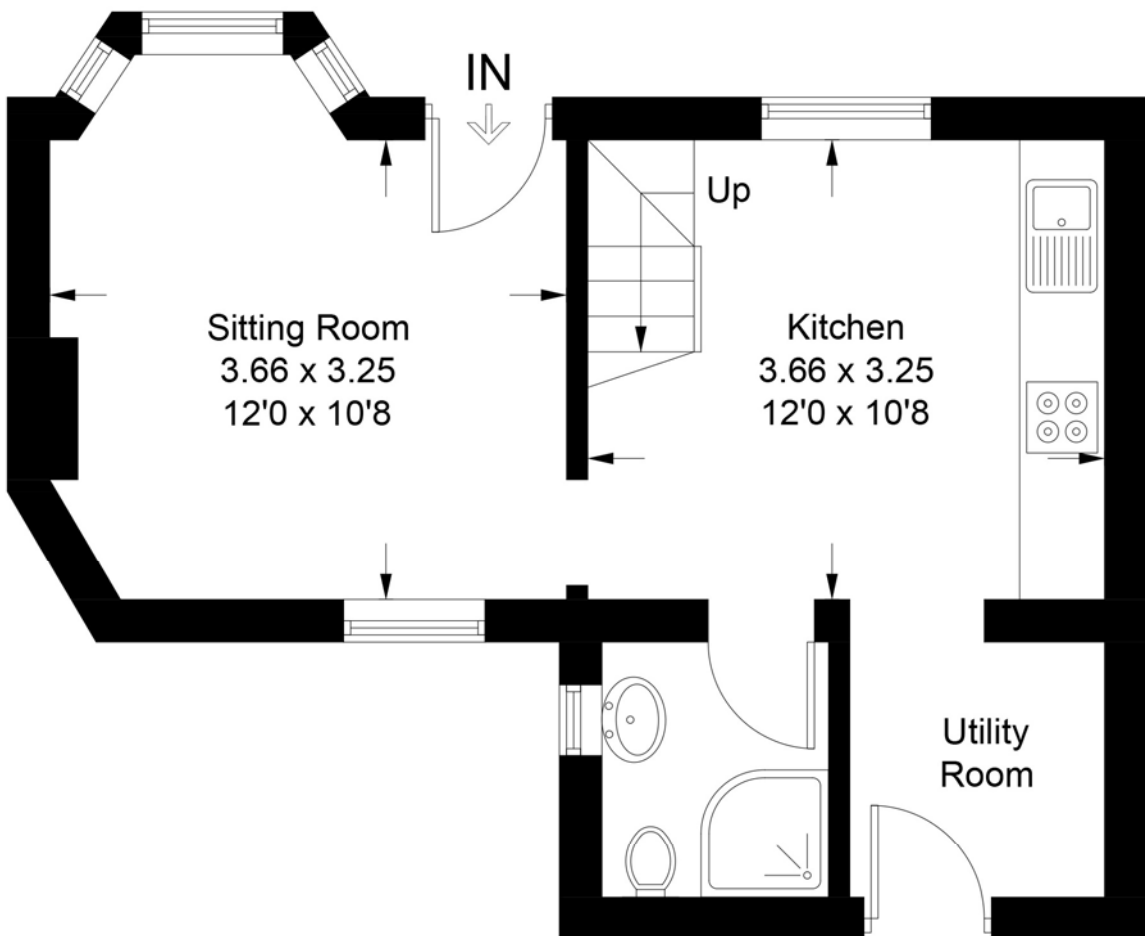


12 London Road, Halesworth

Approximate Gross Internal Area = 56.6 sq m / 609 sq ft



First Floor



Ground Floor



Viewing Strictly by appointment with the agent.

Services Mains water, sewerage, electricity and gas.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = D (Copy available from agents upon request)

Council Tax Band B £1,651.73 payable 2024/25

Local Authority: East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES

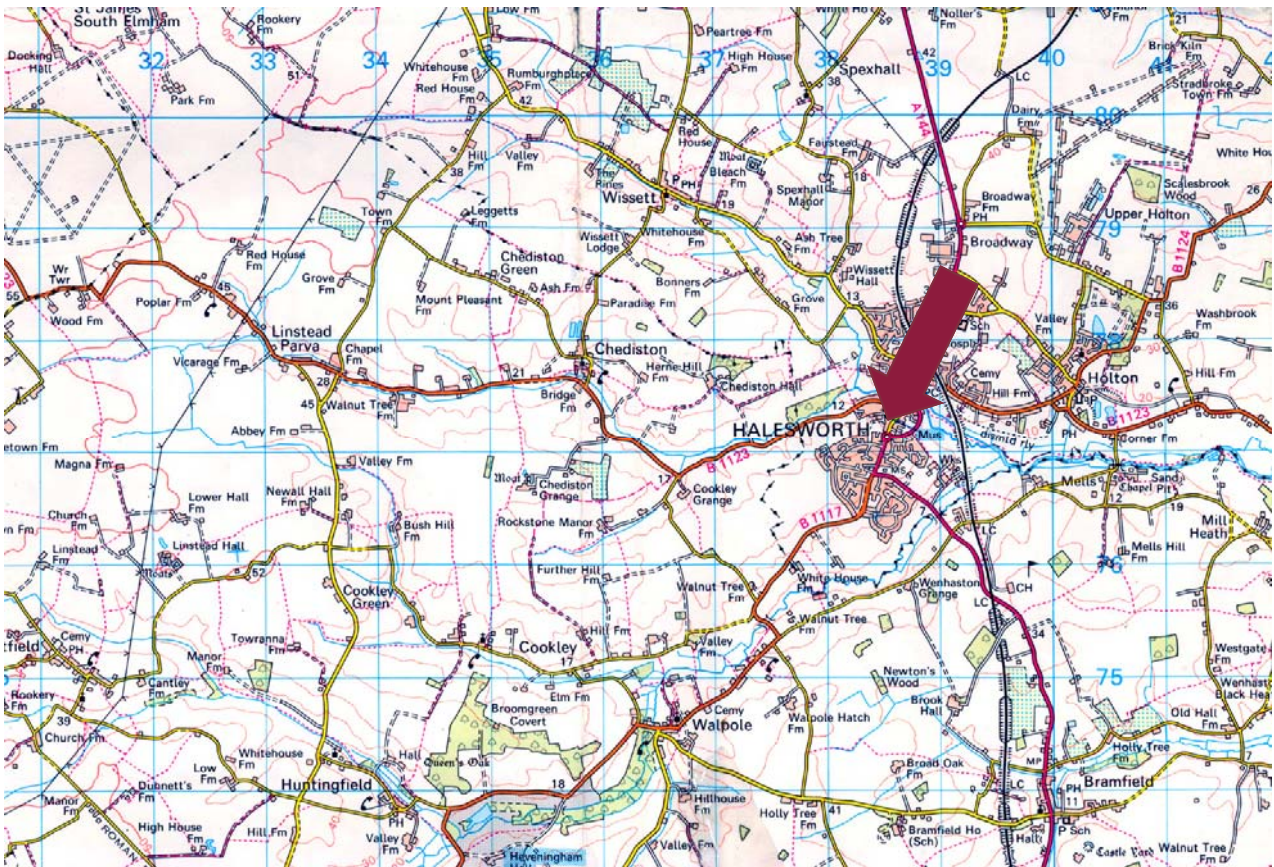
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/ transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The neighbouring cottage has a right of way through the rear courtyard garden of number 12.
4. Part of the rear courtyard garden is not currently registered and the vendors are in the process of rectifying this.
5. The internal photos were taken when the property was renovated in 2022.
6. The agents understand that it is possible to apply for a permit for on street parking.

September 2024

Directions

Coming into Halesworth from the South at the 'co-op' roundabout take the first exit onto London Road where no. 12 will be found a short way along on the right.

For those using the What3Words app: [///surreal.logbook.tomorrow](https://www.what3words.com/surreal.logbook.tomorrow)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.