

*2 River Lane, George Maltings,*  
Halesworth, Suffolk, IP19 8RT

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ESTATE AGENTS

This two bedroom cottage is situated close to the town's facilities and abutting the town park and Millennium Green. The property is set within a small exclusive complex of nine properties converted from a Victorian Maltings building. Offered chain free.

Accommodation comprises briefly:

- \* Cosy sitting room
- \* Kitchen/breakfast room
- \* Main double bedroom with plenty of storage
- \* Second single bedroom
- \* First floor shower room
- \* Pine doors and skirtings
- \* Double glazed windows
- \* Gas central heating
- \* Small front garden and rear patio
- \* Parking for 1 car
- \* Communal grassed area



## Property

A front door opens into the cosy sitting room with attractive Georgian style sash window to the front. An open staircase rises to the first floor. A door to the rear opens into the kitchen. The kitchen provides a sink in timber worktops with a range of cream wall and base cupboards. A built-in electric cooker and a gas hob, with space for a small table and chairs. A half glazed stable doors leads out to the rear courtyard. On the first floor the double bedroom overlooking the front leafy aspect. There is a deep built-in cupboard housing the Vaillant gas combi central heating boiler and a further wardrobe. The shower room also provides a wash hand-basin with a cupboard beneath, shaver light and w.c. The second bedroom is a small single room situated to the rear.. This charming terrace cottage would make a lovely full time home for a couple or one person or an excellent holiday home.



## Outside

There is a small garden to the front which is shingled with a paved path leading to the front door with hedging to either side and provides a lovely area for sitting out. There is an allocated paved parking space, next to the front garden. At the rear, is a small private and enclosed paved courtyard garden with a good sized timber shed with power connected. A garden gate gives the owner access through no.1's rear garden to put out their bins.

## Location

Halesworth provides many independent shops, primary school, 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.

### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services

Gas central heating. Mains drainage, electricity and water connected.

### Local Authority:

East Suffolk Council

Tax Band: B

EPC:

Postcode: IP19 8RT

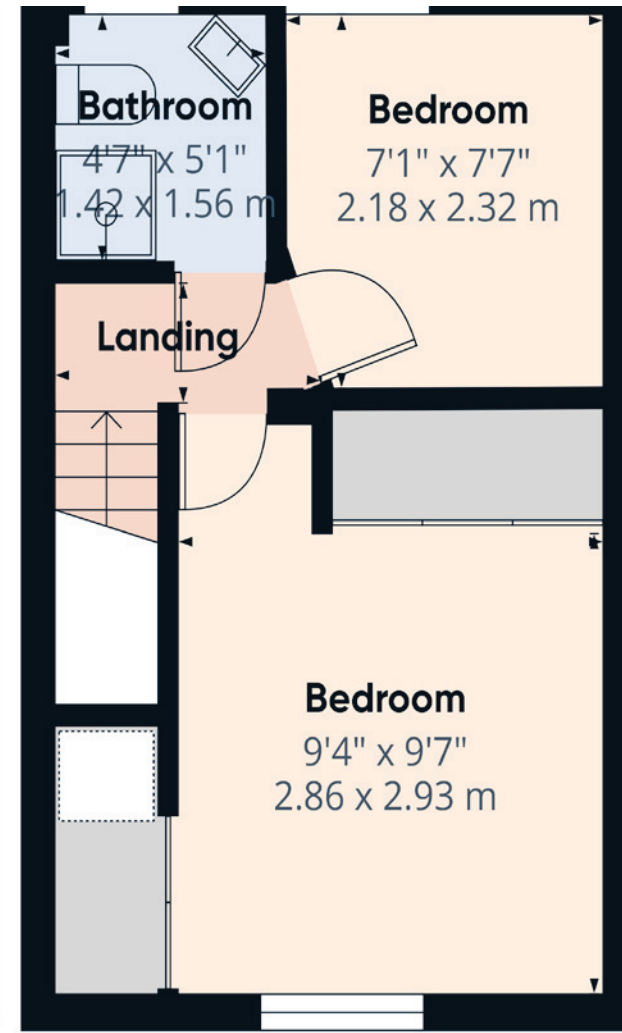
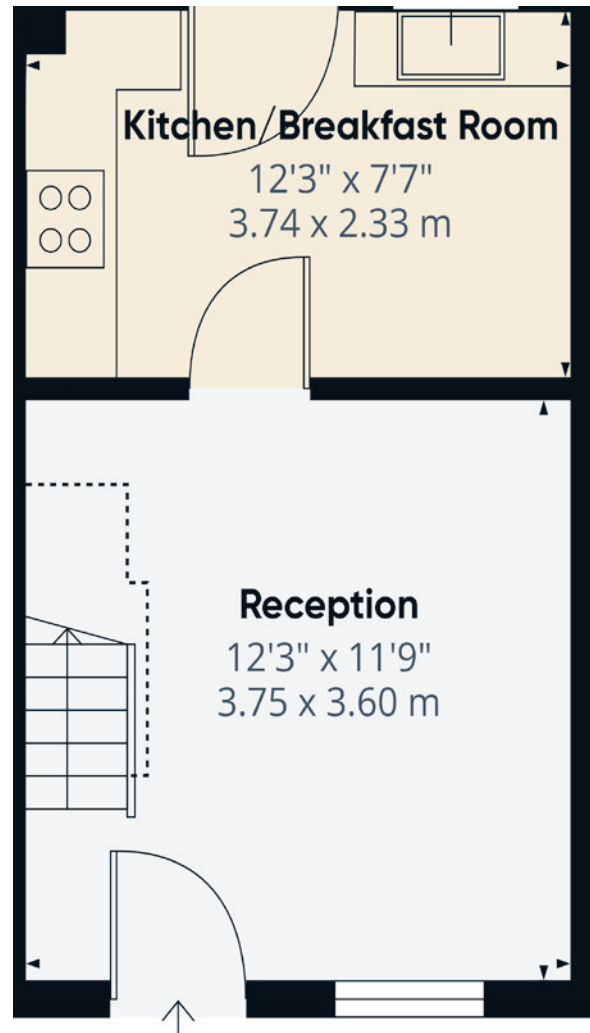
### Tenure

Freehold

### 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 : £215,000



#### Approximate total area<sup>(1)</sup>

456 ft<sup>2</sup>

42.2 m<sup>2</sup>

#### Reduced headroom

14 ft<sup>2</sup>

1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

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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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