

# Olivers

A charming beamed, character cottage with its own gated parking, garden room and cycle store, in the centre of Halesworth close to the library and railway station



1100 pcm

28 Rectory Street, Halesworth, Suffolk, IP19 8AE

- Townhouse cottage
- Unfurnished
- Garden room
- 2/3 bedrooms
- Gas central heating
- Permit parking nearby
- Off road parking
- All rooms off hallway
- Available 15/09/24

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**A charming beamed, character cottage with its own gated parking, garden room and cycle store, in the centre of Halesworth close to the library and railway station.**

**DIRECTIONS:**

Rectory Street can be found in Halesworth next to the library, at the northern end of The Thoroughfare (the pedestrianised high street).

**LOCALITY:**

Halesworth is a historic market town located in the northeast corner of Suffolk, primarily centred around a pedestrianised high street. Market day is Wednesday. The Cut Theatre with many cultural activities is close by. Halesworth has the largest millennium green in the UK with around 44 acres of grazing marsh providing a haven for wildlife. Halesworth railway station is a short walk from Rectory Street, with links to Lowestoft and through Ipswich to London Liverpool Street.

**ACCOMODATION:**

**LIVING ROOM: 12' 1" x 12' 4" (3.68m x 3.75m)**

Exposed oak beams and double glazed windows to the south and west elevations. There is a walk in storage cupboard with rail, and to one side of the fireplace there is a recess with power, TV connection for the Freeview aerial and a phone point. The room has curtains and carpet, a double radiator and additionally a 6kw coal effect gas fire which enhances the ambiance of the room.

**KITCHEN: 7' 10" x 14' 11" (2.39m x 4.55m)**

Step up into the kitchen with a low ceiling and exposed beams, radiator, alcove space for cooker and fridge. There are under counter cupboards and wall cupboards plus a shelved larder and narrow store cupboard. Nearly level access to the side garden hard standing parking area is direct from the kitchen side door. The staircase leads from the kitchen up to the first and second floors.

**DINING ROOM / THIRD BEDROOM: 8' 7" x 11' 7" (2.62m x 3.52m)**

Beyond the kitchen is the dining room with oak floorboards, radiator, west facing window and back door opening into the rear yard. This room could be used as a study or an alternative bedroom.

**SHOWER ROOM: 4' 0" x 8' 6" (1.21m x 2.58m)**

Ground floor shower, heated towel rail, basin and WC in an en-suite room.

**LANDING:**

Cupboard with rails

**UPSTAIRS BATHROOM: 7' 8" x 7' 1" (2.39m x 2.15m)**

Exposed oak beams, radiator and heated towel radiator. A four piece white suite, airing cupboard with gas central heating boiler.

**BEDROOM ONE: 11' 3" x 10' 2" (3.45m x 3.10m)**

Windows to two aspects, a double radiator, exposed oak beams, original oak, uneven, sloping floorboards.

**SECOND FLOOR BEDROOM: 11' 5" x 13' 0" (3.49m x 3.95m)**

Wash basin and radiator, facing west window and original oak floorboards.

**OUTSIDE:**

Paved yard for parking, raised up boarders with shrubs, and a gravel garden with tubs.

**GARDEN ROOM: 8' 6" x 11' 2" (2.60m x 3.40m)**

Tiled floor and power points. Adjacent is a cycle store with loft storage over part of the garden room.

**OTHER NOTES**

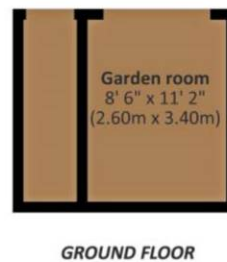
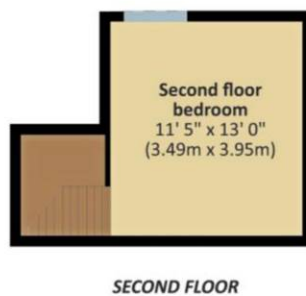
Sorry the property is not suitable for Pets, children or smokers



# Olivers

## Floor plan:

28 Rectory Street, Halesworth, Suffolk, IP19 8AE



**Total Floor area: 84m<sup>2</sup>**

*All information including prices, photographs, drawings and details contained in these particulars are issued in good faith and must only be used as a guide not forming part of any offer or contract. The Agent/Vendor/Landlord accepts no responsibility for misrepresentations: Prospective purchasers/tenants must themselves verify the statements contained and contact this office for clarification if required. All room measurements provided are approximate and must not be used for the purposes of ordering of carpets, furniture or any other materials, other measurements of particular interest should be independently verified. No service, equipment or appliance contained in this property has been tested; accordingly applicants are advised to commission their own survey/report prior to placing an offer.*

# Energy performance certificate (EPC)

28 Rectory Street  
HALESWORTH  
IP19 8AE

Energy rating

**D**

Valid until: **7 February 2034**

Certificate number: **0360-2993-1320-2604-3445**

Property type **Semi-detached house**

Total floor area **88 square metres**

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81 B
69-80	<b>C</b>		
55-68	<b>D</b>	61 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		