

53 Gainsborough  
Drive  
Halesworth  
IP19 8TL



**ATTIK**

CITY | COUNTRY | COAST

# 53 Gainsborough Drive

## Guide Price £110,000

### The perfect first-time or investment property...

Situated within a pleasant residential close on Gainsborough Drive, this well-presented ground floor apartment offers comfortable and practical accommodation within easy reach of the amenities of Halesworth. The town centre, with its excellent range of independent shops, cafés and services, lies approximately a 10–15 minute walk away, while Halesworth railway station provides convenient links towards Ipswich and London Liverpool Street. The unspoilt Suffolk Heritage Coast, including the popular destinations of Southwold, Walberswick and Dunwich, is also just a short drive away.

The property forms part of a well-maintained building set within communal grounds, with lawned areas surrounding the development and a dedicated parking space for residents. Accessed via a communal entrance, the apartment itself occupies a ground floor position and enjoys views over the surrounding green spaces.

Inside, an entrance hall provides a practical welcome with space for coats and footwear. The accommodation continues with a generously proportioned double bedroom featuring built-in storage which also houses the gas combi boiler, and outlooks towards the communal gardens.

The bathroom is fitted with a suite comprising a WC, wash basin and a bath with shower over.

The living room offers ample space for both seating and dining, with a large window allowing natural light to fill the room and views across the surrounding greenery. The adjoining kitchen is arranged with a range of storage cupboards and work surfaces, along with space for appliances and a sink positioned to overlook the gardens.

With gas central heating, allocated parking and a convenient position close to both the town centre and railway station, this property would make an ideal first purchase, investment opportunity or low-maintenance home within easy reach of the Suffolk coast.

### Agents notes...

A pre-recorded walkaround tour is available for this property

Local Authority

East Suffolk

Council Tax Band A

EPC Rating C



Contact

01986 899532

enquiries@attikccc.co.uk

www.attikccc.co.uk

GROUND FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 358 sq. ft. (33.3 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, fixtures and fittings shown are for information only and are not guaranteed as to their availability or efficiency can be given.  
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