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15 Barley Meadow
Halesworth, Suffolk

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ESTATE AGENTS

Barley Meadow, Halesworth

Accommodation comprises briefly:-

- Entrance Hall
- Sitting Room
- Kitchen
- Sun Room
- Shower room
- Two Bedrooms
- Manageable Gardens
- Garage & Off Road Parking
- Gas Central Heating
- Fully Double Glazed
- Chain Free
- Overlooking the Close



The Property

This link detached bungalow is located in a popular close of similar properties within the town and has the benefit of a sitting room with sliding patio doors leading into a sun room to the rear which overlook the garden. There is a fitted kitchen with a built-in electric oven, microwave and a fitted hob. A door from the kitchen leads also into the sun room. There are two bedrooms to the front of the property - one double and one single, both with fitted wardrobes and a shower room. The property has double glazing and gas central heating.



Outside

To the front is a tidy low maintenance garden with a block paved driveway leading to the attached single garage. The pretty rear garden is mainly lawned and edged with shrub and flower beds. A paved patio is laid behind the garage and bungalow and there is a timber garden shed. A garden gate to one side gives access to the front garden.

Location

Halesworth provides many independent shops, range of schools, public houses, restaurants, doctors, vets and a supermarket. 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 (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas central heating, mains water, electric and drainage.

Energy Rating: tba

Local Authority:

East Suffolk Council

Tax Band: C

Postcode: IP19 8PG

Tenure

Vacant possession of the freehold will be given upon completion.

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: £270,000



TOTAL FLOOR AREA : 610 sq.ft. (56.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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