



27 Beckers View,
Wenhampton, Halesworth IP19 9FA



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A two bedroom semi-detached house built in 2017 in a quiet close with economic air source heating, double glazing and off road parking. Situated in a quiet close in this sort after village.

Accommodation comprises briefly:-

- Sitting Room
- Kitchen
- Cloakroom
- Two Bedrooms
- Bathroom
- Garden
- Air Source Heating
- Driveway Parking
- Cul-de-sac Location
- Double Glazed

Beckers View, Wenhampton



The Property

This semi detached house is situated in a cul de sac in this popular village close to the Heritage Coast. The property offers an entrance hall with an adjacent cloakroom. The kitchen is fitted with a built-in oven and hob. The sitting room to the rear overlooks the back garden and has a sizeable under stairs storage cupboard. Upstairs there are two bedrooms with the master bedroom offering a double wardrobe. The family bathroom is partly tiled and fitted with a bath and shower over, w.c. and hand basin. There is also an alarm system fitted.



Outside,

To the rear there is an enclosed garden with a side access gate on to the driveway which provides ample parking. The rear garden is mainly lawned with a paved patio behind the house and a timber garden shed. A great home for first time buyers or for those looking for a low maintenance bolthole from which to explore the Heritage Coast.

Location

Wenhampton is one of the area's most sought after villages and has in the past won the accolade of Suffolk Coastal Village of the year. Perfectly located to Enjoy the Heritage with the pretty seaside towns of Southwold, Aldeburgh all being in easy reach and the market town of Halesworth to the west. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery.

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

Mains water, electric and drainage.

Energy Rating: B

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: IP19 9FA

Tenure

Vacant possession of the freehold will be given upon completion.

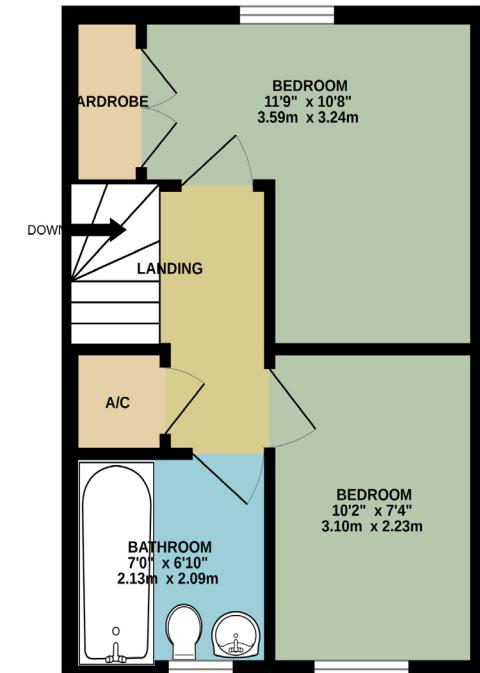
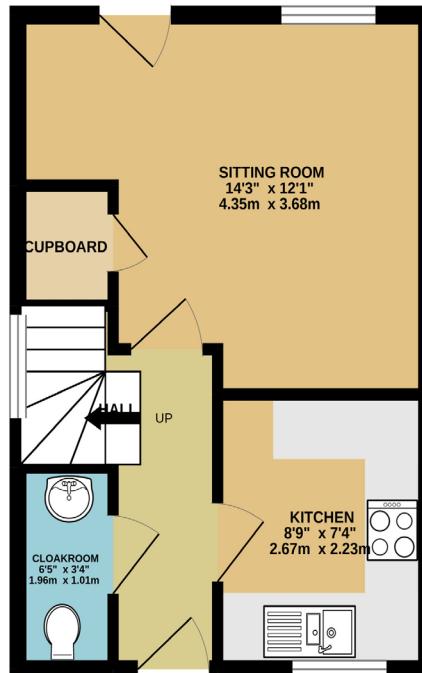
Agents' Note

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.

Price: £259,000

GROUND FLOOR
297 sq.ft. (27.6 sq.m.) approx.

1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq.ft. (55.2 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.

HALESWORTH OFFICE

15A Thoroughfare

Halesworth

Suffolk

IP19 8AH

Tel. 01986 888205

halesworth@muskermcintyre.co.uk

