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20 Chichester Road
Halesworth, Suffolk, IP19 8JL

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**MUSKER
McINTYRE**
ESTATE AGENTS

This three bedroom semi-detached bungalow is deceptively spacious and offered in good condition within walking distance of the town centre, situated in a popular residential area.

Accommodation comprises briefly:

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- Spacious Hallway
- Large Sitting Room
- Kitchen
- Dining Room
- Conservatory
- Three Double Bedrooms
- Bathroom
- Plenty of Storage
- Driveway, Garage & Carport
- Good Sized Garden
- Gas Central Heating
- Garden shed and Greenhouse
- Double Glazed



Property

A glazed front door opens into the spacious hallway where there is an large cupboard, airing cupboard and further cupboard housing the central heating boiler. The main double bedroom can be found at the front of the property overlooking the front garden. There is a spacious sitting room also to the front with wood laminate flooring. The bathroom has a bath with shower over, w.c. and a wash basin. The kitchen is well fitted with a range of wall and base units to include drawers and space for a cooker and fridge. A door to the side leads to a conservatory with doors to each end giving access to the front and rear garden. There are two further bedrooms both with built-in wardrobes and to the rear with patio doors opening out to the garden is a dining room/snug. The property is offered in very good order with upvc double glazing and gas central heating.







Outside

The pretty front garden is planted with flowers and shrubs with a concrete drive leading to a single garage, there is also a covered 'carport' to the front. The garage has an up and over door with power connected. The bungalow sits in an elevated position with a raised paved patio immediately to the rear, where you can sit and enjoy the lovely garden. There is also a greenhouse, vegetable plot and timber garden shed. The remainder of the garden has been well planted with flowers and shrubs and enjoys a sunny southerly aspect.

Location

Halesworth provides many independent shops, range of schools, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is close by and used as a theatre, cinema, exhibitions and workshops. Within walking distance is a train station with services to London Liverpool Street via Ipswich. The unspoiled heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 20 minute drive away.

GROUND FLOOR
1087 sq.ft. (101.0 sq.m.) approx.

Fixtures & Fittings

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

Services

Gas central heating, mains water, drainage and electricity.

EPC: C

Local Authority:

East Suffolk District Council

Tax Band: B

Postcode: IP19 8JL

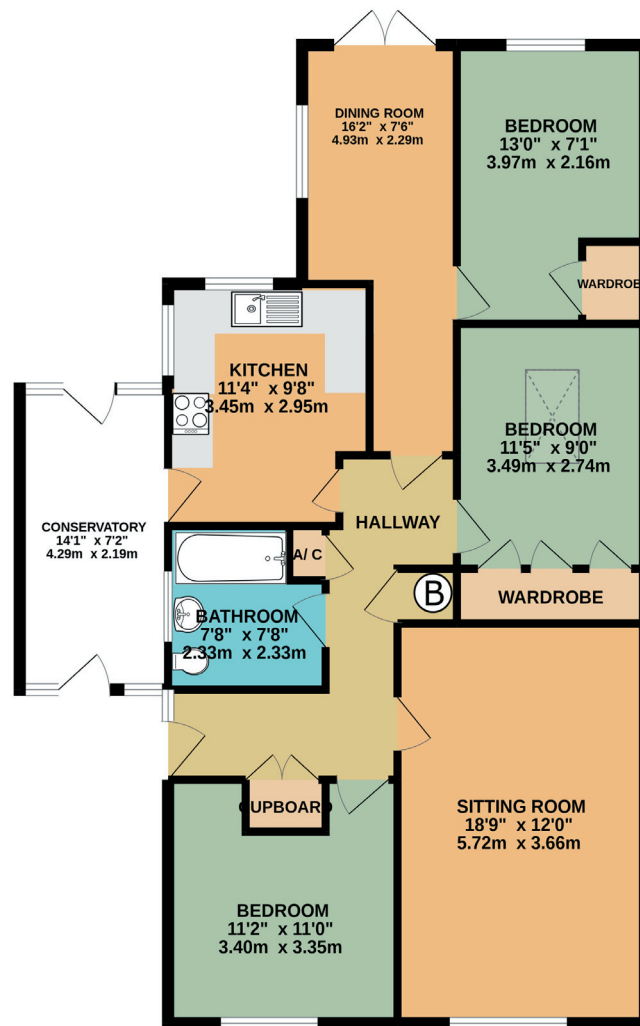
Tenure

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: £300,000



To arrange a viewing, please call 01986 888205

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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.