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11 Roman Way, Halesworth
Halesworth, Suffolk IP19 8TP

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ESTATE AGENTS

A comfortable and well laid out semi-detached bungalow situated close to the centre of town with the benefit of a conservatory, south facing rear garden, parking and a garage.

Accommodation comprises briefly:

- Hallway
- Sitting Room
- Re-fitted Kitchen with Built-in Appliances
- Spacious Main Bedroom
- Dining Room (2nd bedroom) opening into the Conservatory
- Well appointed Shower Room
- Gas Central Heating
- Garage & Driveway Parking



Property

The front door opens into the hallway of the property and has a built-in cupboard. The good sized sitting room to the front of the property has a feature fireplace and a door to the rear hallway. The excellent kitchen has been re-fitted with a range of wall and base cupboards with a built-in fridge and freezer, electric double oven and ceramic hob. A door leads out to the side of the property and to the rear garden.

The shower room is well appointed and provides a w.c. hand basin and large walk-in shower cubicle. To the rear is the main bedroom which is a good sized double has fitted wardrobes and French doors open into the garden. The second bedroom is currently used as a dining room and opens into the conservatory where you can sit and enjoy the lovely south facing rear garden. The property is very comfortable and benefits from gas central heating (combi boiler) and fully double glazed.







Outside

To the front of the property is a shared driveway with an off road parking space in front of the single brick garage. The garage has power connected. The rear south facing garden is a manageable size, lawned and well planted with shrubs and flowers beds and contained by timber fencing, a patio area is next to the conservatory and also timber garden shed.

Location

Halesworth provides many independent shops, primary school, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. 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 electricity, water and drainage connected.

Energy Rating: D

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: IP19 8TP

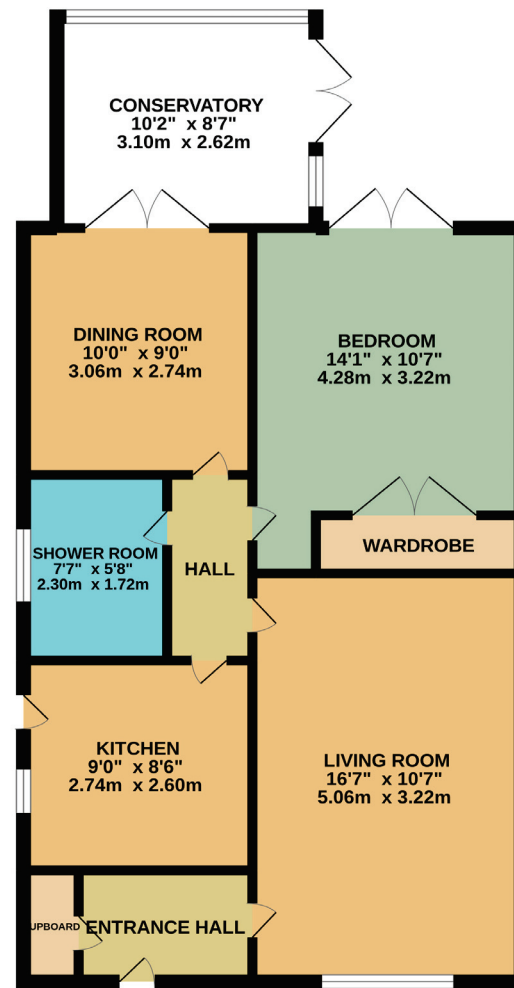
Tenure

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: £290,000



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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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