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*27 Barley Meadow*  
Halesworth, Suffolk

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This well presented two bedroom link - detached bungalow is ready to move into, located at the bottom of a popular close in the town, with the benefit of a garage and no onward chain.

**Accommodation comprises briefly:**

- Hallway with area for coats
- Spacious sitting room
- Well fitted kitchen
- Two bedrooms
- Gas central heating
- Well appointed shower room
- Well maintained lawned front and rear gardens
- Single brick garage
- Driveway parking
- End of a cul-de-sac location



**Property**

Leading up two steps at the front of the property the front door opens into the entrance hallway. Both bedrooms are at the front of the property and the main bedroom has a built-in wardrobe with mirror fronted sliding doors. The second is a single bedroom. The well appointed shower room is fully tiled with a large shower cubicle, toilet and wash basin in a vanity unit and heated towel rail. The sitting room is a spacious room and has sliding doors overlooking the lovely garden. The kitchen is well fitted with a range of wall units, built in fridge and freezer, double electric oven, gas hob with a stainless steel extractor hood. A window and door gives access to the rear garden.





## Outside

An open plan lawned front garden with a path leads up to the entrance door. There is also plenty of off road parking on the brick weaved driveway and access to the single garage. The rear garden has a paved patio area, mainly lawned and enclosed by timber fencing with shrubs and trees. There is also a timber garden shed.

## 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 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

Curtains and blinds are included in sale, all other 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. All mains connected.  
Energy Rating:D

### Local Authority:

East Suffolk Council  
Tax Band: C  
Postcode: IP19 8PG

### Tenure

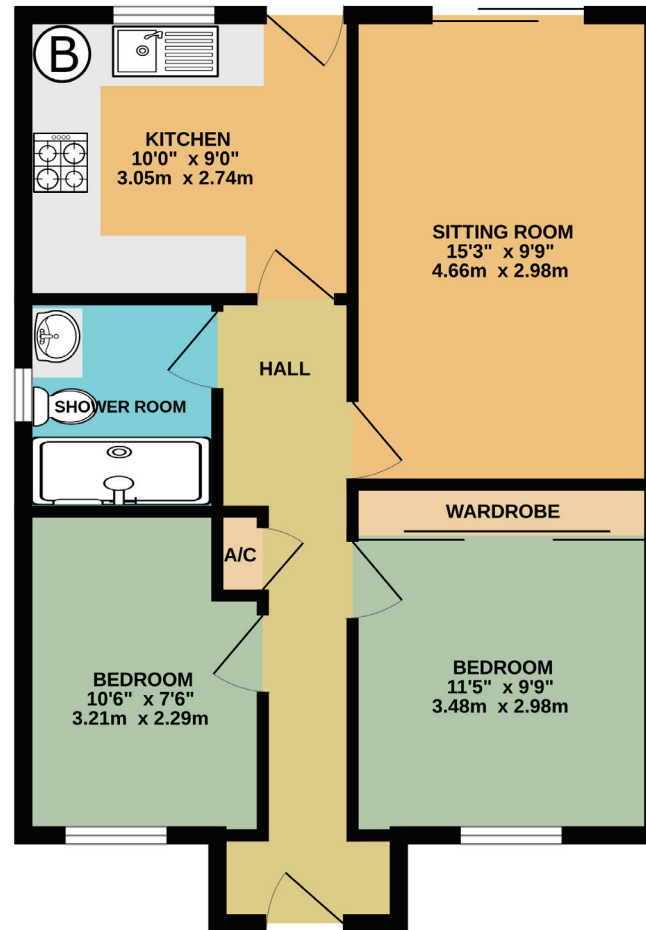
Vacant possession of the freehold will be given upon completion.

### 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**

GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



**To arrange a viewing, please call 01986 888205**

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|           |              |
|-----------|--------------|
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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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