



*11 Andrew Johnston Way,*  
Halesworth , Suffolk, IP19 8SB



**MUSKER  
McINTYRE**  
ESTATE AGENTS



A neat and tidy one bedroom end of terrace bungalow situated very close to the supermarket and town centre. Overlooking deep lawned gardens in a quiet location.

Accommodation comprises briefly:-

- Entrance Hall
- Shower Room
- Kitchen
- Sitting/Dining Room
- One double Bedroom
- Gas central heating
- Large store cupboard
- UPVC double glazing
- Private rear Garden & deep lawned front garden
- A stroll to the towns amenities



### Property

A front door opens into the hallway where there is a cupboard housing meters and a large walk-in store cupboard/office housing the central heating boiler. The good sized shower room is fully tiled and consist of a corner shower cubicle, washbasin and w.c.

A double bedroom is located to the rear overlooking the private garden. A sitting/dining room enjoys views across it deep lawned garden from its large window. Through an archway off the sitting room is the kitchen which has built-in wall and base cupboards to one side with an intergrated ceramic hob and electric oven below, washing machine and a cupboard for a fridge/freezer. A door to the rear takes you out to the garden.

This well maintained property enjoys very light accommodation and offers plenty of on street parking close-by.





### Outside

The property is approached from the road by communal concrete paths, where the property has a garden gate to give access to the rear garden or at the front a deep lawned open plan garden. The rear garden is enclosed within a close boarded fence and being mainly flagged is easy to maintain, there is also a timber garden shed.

### Location

The bungalow is close to the supermarket in the town, Halesworth provides many independent shops, schools, public houses, restaurants, doctors and vets. 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.

GROUND FLOOR  
500 sq.ft. (46.4 sq.m.) approx.

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 drainage, electricity and water connected.

### Local Authority:

East Suffolk Council

Tax Band: A

Postcode: IP19 8SB

EPC: C

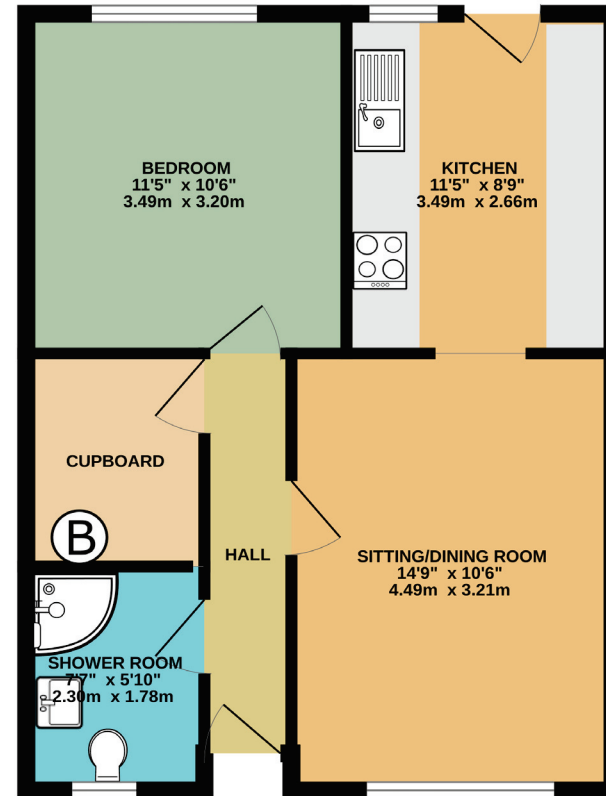
### Tenure

Freehold

### 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: £159,000**



TOTAL FLOOR AREA : 500 sq.ft. (46.4 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.

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

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HALESWORTH OFFICE  
15A Thoroughfare  
Halesworth  
Suffolk  
IP19 8AH  
Tel. 01986 888205  
halesworth@muskermcintyre.co.uk

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.