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ESTATE AGENTS & FINANCIAL SERVICES
FOR SALE
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23 Queens Drive,
Halesworth , Suffolk, IP19 8DN

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This three bedroom semi-detached house has been in the same family since new (circa 1958) and now requires a new family to love, cherish and update.

Offered with a good size family garden, gas central heating and double glazing.

Accommodation comprises briefly:-

- Entrance hall
- W.C.
- Kitchen
- Sitting room
- Dining room
- Three bedrooms
- Gas central heating
- Shower room & separate w.c.
- UPVC double glazing
- Large lawned rear garden
- Garage and drive for off road parking
- Chain Free



Property

A front door opens into the hallway where there is a cloakroom with a w.c. and small wash basin. The sitting room has a upvc double glazed bay window to the front and the original tiled open fireplace. The second reception is to the rear with a gas fire and the adjoining wall could easily be knocked through to provide one large room. There is a kitchen which overlooks the rear garden with a pantry and a door to outside, which would lend itself to extending into the large garden. Off the first floor landing are three bedrooms, two doubles and one single, the main bedroom to the front is spacious with a built-in wardrobe. The Valliant gas fired boiler is housed in a cupboard in the second bedroom. There is a shower room with a large corner shower cubicle and a separate w.c.

The house is in need of some updating but has been fitted with upvc double glazed windows and doors and gas fire central heating.



Outside

The property is approached from the road by a concrete path and drive leading to the detached single garage. The front garden has lawns edged with flower beds. The rear garden is a very good size, enclosed within fences and hedges and being mainly lawned and interspersed by trees and shrubs with a timber summerhouse, two timber sheds and one brick store.

Location

The property is situated in a popular residential road 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.

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: C
Postcode: IP19 8DN
EPC: tba

Tenure

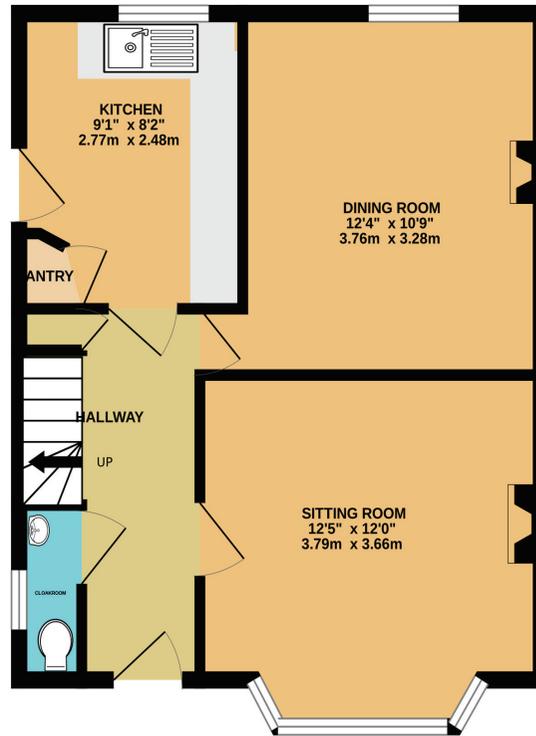
Freehold

Agents' Note

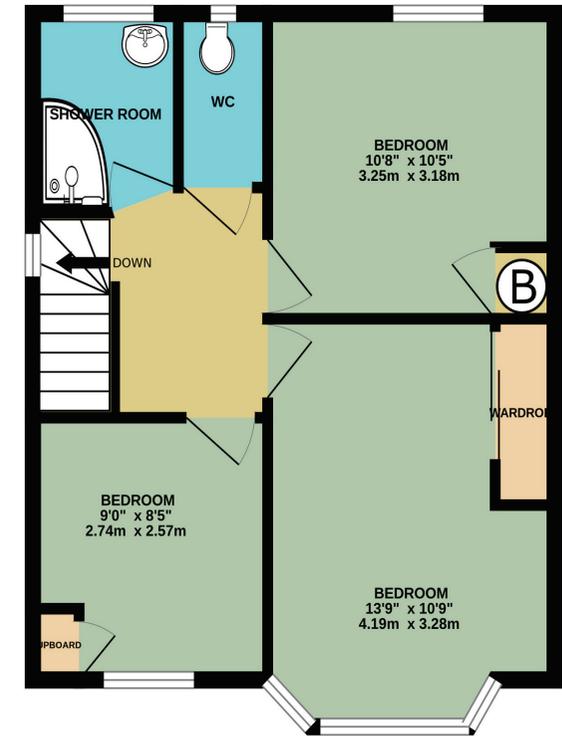
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £265,000

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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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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.



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