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Park View, Upper Holton,
Halesworth, Suffolk, IP19 8NH

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ESTATE AGENTS

This four/five bedroom detached period house with modern extensions, is now in need of complete refurbishment and updating. The house benefits from a large established garden with plenty of parking.

Accommodation comprises briefly:

- Kitchen/diner
- Sitting room & dining room
- Further reception room/ground floor bedroom with en-suite bathroom
- Shower room
- Three double bedrooms & one single bedroom
- Bathroom
- Gas central heating via a back boiler
- Double Glazed
- Backing onto countryside
- Large mature garden with plenty of parking
- Edge of Village
- Excellent renovation opportunity
- Chain Free

Property

This large detached house is in need of complete refurbishment and offers an opportunity to create a spacious property within upper Holton. The property benefits from a large mature garden which has been well planted and now requires some attention. The properties accommodation consists of a living room and a separate dining room, a kitchen with a dining area. To the rear is a further reception/ bedroom with an en-suite bathroom. There is also a further ground floor shower room and another bathroom on the first floor. The house has three generous double bedrooms and a single bedroom. The house has gas fired central heating via a back boiler and upvc double glazing.









Outside

The original cottage fronts the road with a gate and parking further along, the large garden is mainly to the side and rear of the property and is well planted with mature trees, shrubs, roses and flower beds which is in need of some attention, with a variety of timber buildings and a large pond.

Location

The property is located on the edge of the village of Holton which is next to the market town of Halesworth. 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 close walking distance is a train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 20 minute drive away.

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: tba

Local Authority:

East Suffolk District Council
Tax Band: E
Postcode: IP19 8NH

Tenure

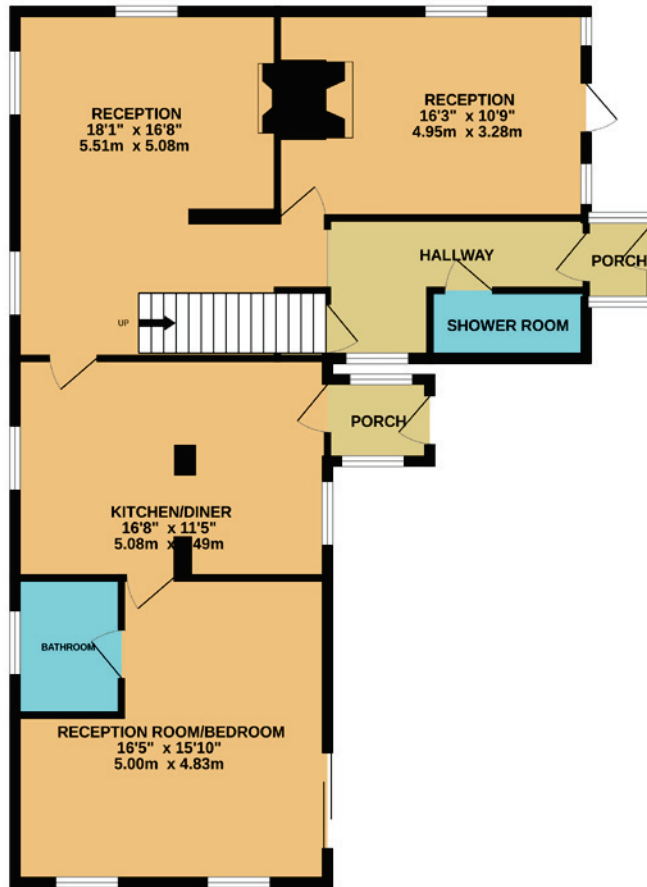
Vacant possession of the freehold will be given upon completion.

Agents' Note

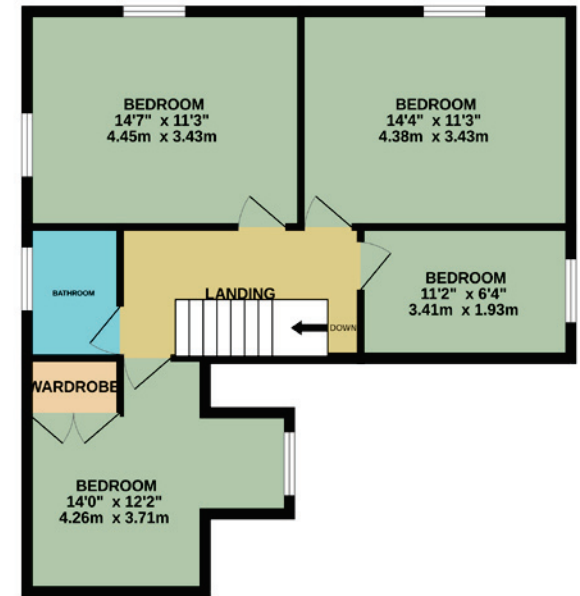
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Asking price: £515,000

GROUND FLOOR
1017 sq.ft. (94.5 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 1680 sq.ft. (156.1 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

To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

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www.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.



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