



*1 The Old Drill Hall, Old Brewery Yard,
Halesworth, Suffolk, IP19 8BG*



**MUSKER
MCINTYRE**
ESTATE AGENTS

This **LIGHT SINGLE STOREY PROPERTY** is one of five delightful properties centred around paved patio's known as the **OLD DRILL HALL** converted in 2012, situated in the **TOWN CENTRE** in a **QUIET** and **PRIVATE LOCATION** with **PARKING**.

Accommodation comprises briefly:

Entrance Hall

Spacious Sitting/Dining Room

Fitted Kitchen

Large Wet Room

One Bedroom

Attractive Paved Front Terrace

Parking Space and Communal Garden Store

Electric Central Heating

Double Glazed throughout



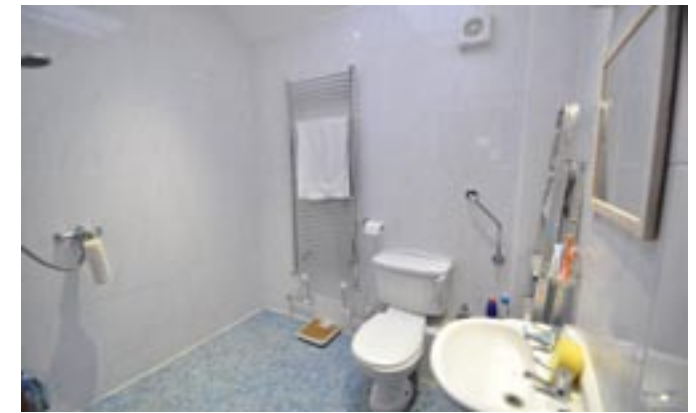
Property

The front door takes you into the wide entrance hall with coat hooks and access to loft storage, laminate flooring is fitted and extends to much of the accommodation. The property has wide doors and high ceilings which gives it a light and airy feel. The sitting/dining room is situated to the right which is a good size with two windows to the front aspect.

The kitchen can be found to the left of the entrance hall and is well fitted with light wood effect cupboards with marble worktops and a stainless steel sink. There is a built-in stainless steel electric hob with an extractor hood over. An Indesit built-in oven and a washing machine and a fridge. There is a window overlooking the paved patio, tiled splashbacks and ceramic tiled flooring.

To the rear is a good sized wet room being fully tiled and consisting of a Triton shower, w.c. and wash basin with a large chrome heated towel rail and a shaver socket. There is also a velux window to bring in light.

A small hall with further access to loft storage leads to the bedroom which is an irregular shape with a window to the front aspect and is a built in wardrobe and airing cupboard to the rear where the 'Joule' unvented electric central heating boiler and water cylinder is located.



Outside

To the front of the property is an attractive paved area for sitting out with two raised flower beds contained by sleepers. There is a parking bay for one vehicle beside the communal cycle and bin store.

Location

The property is situated in the town centre, accessed through a private road. 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

Electric central heating. Mains drainage, electricity and water connected.

Local Authority:

East Suffolk Council
Tax Band: B
Postcode: IP19 8BG
EPC:

Tenure

Freehold

Agents' Note

The Old Drill Hall properties are subject to a minimum age restriction of 50 years.

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: £185,000

GROUND FLOOR 499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA - 499 sq.ft. (46.3 sq.m.) approx.
Where every attempt has been made to ensure the accuracy of the floor plan, the seller does not accept any responsibility for any errors or omissions. This plan is for guidance only and should be used in conjunction with the property particulars. The services, appliances and appliances shown have not been tested and are provided on an 'as-is' basis. The seller is not responsible for any errors or omissions.

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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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