



19 ROMAN WAY
HALESWORTH, IP19 8TP



A deceptively spacious three bedroom detached bungalow with off road parking, single garage, garden, all located in a quiet corner plot.

Situated down a quiet cul-de-sac location, this deceptively spacious detached bungalow is one not to be missed! Offered chain free and ready for someone to put their own stamp on it, viewing is essential. Walking down the side of the property, you are welcomed to the storm porch, leading you into the main entrance hallway, which is where you will see what space this bungalow has to offer. The master bedroom is a good double room, overlooking the front aspect with a fitted wardrobe and en-suite shower room. Bedroom two is a further double room overlooking the front of the property and bedroom three is a small double room which overlooks the side. A family bathroom boasts a bath with a shower over, toilet and basin and a further storage cupboard can be found off the hallway. The original kitchen is a good size, with a range of base and wall units, integrated gas hob, electric oven and space for further appliances. There is also direct access out to the garden from here. The sitting room/dining room is a spacious room that overlooks the rear garden and offers direct access out to the patio area.

The bungalow is situated on a mature plot with a variety of shrubs and plants. There is off road parking in the driveway to the front and access to the single garage, which has an 'up and over' door. A path leads round the back, providing access to an enclosed rear garden which is a real delight.

Halesworth is a charming market town with a rich variety of local independent shops on the edge of the Suffolk Heritage Coast. The north Suffolk market town of Halesworth is a pretty town with a wide range of independent shops mainly situated along a pedestrianised Thoroughfare and Market Place. There is a weekly market on Wednesdays. The town has a primary school, library, railway station and excellent bus links to other local towns. Norwich the county city of Norfolk is located approximately 24 miles north, Ipswich the county town of Suffolk is 31 miles south and the popular regency resort of Southwold is only 9 miles to the east.

Tenure – Freehold - Vacant possession of the freehold will be given upon completion. SERVICES Mains water, drainage and electricity are connected. Heating is provided by way of gas fired central heating through the radiators. The boiler was last serviced approximately 2-3 years ago. Original wood framed double glazing throughout. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council – Tax band D

VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

DURRANTS BUILDING CONSULTANCY - Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.

EPC – D

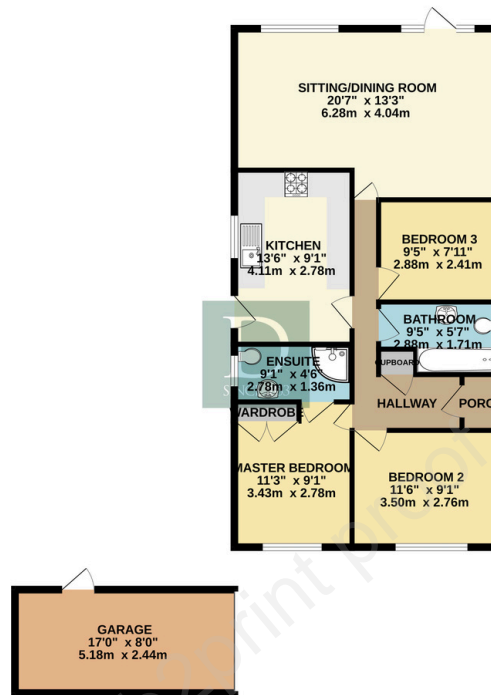
AGENTS NOTES – Please note that a housing development of 161 homes has been approved to be built, the works have currently started and the developers are Hopkins Homes. The housing development will be built behind 19 Roman Way.





FLOOR PLAN

GROUND FLOOR
964 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA: 964 sq.ft. (89.5 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Durrants and their clients give notice that:

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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