



14. LOWER PARK WALK
HOLTON . IP19 8ND



A two bedroom detached bungalow that is offered chain free, with off road parking, single garage, front and rear garden, all located at the bottom of a quiet cul de sac in Holton.

Situated within the village of Holton approximately one mile East of Halesworth this detached bungalow is ready for someone to move straight in to and make their own. The bungalow sits at the bottom of Lower Park Walk which is a quiet cul de sac location, surrounded by woodland. Stepping through the main front door, you are welcomed into the entrance porch which leads you into either the kitchen or main hallway. From the entrance hallway, you have access to both double bedrooms that overlook the rear aspect, both of which boast fitted wardrobes. There are two cupboards in the hallway, one of which is a spacious airing cupboard which houses the hot water tank and is shelved, and the other one has plenty of storage. The bathroom and WC are located next to each other and offer scope to knock into one larger bathroom if desired. The bathroom has a bath with a shower over the bath and basin, whilst the toilet is separate. The kitchen overlooks the side aspect and has base and wall units and a worktop. There is an integrated electric oven and hob that would be included within the sale. The open plan sitting room/dining room is a large room and overlooks the front aspect.



Outside, to the front there is off road parking on the driveway, in front of the single garage. The front garden is lawned, with plenty of mature shrubs and beds, whilst the rear garden is completely paved and is a blank canvas for someone to put their own stamp on. Offered chain free and ready to move straight in to, this bungalow is one not to be missed!

Tenure – Freehold

Services Mains water, drainage and electricity are connected. Heating is provided for by way of oil fired central heating through radiators. The oil boiler is located outside the property. (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 C

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

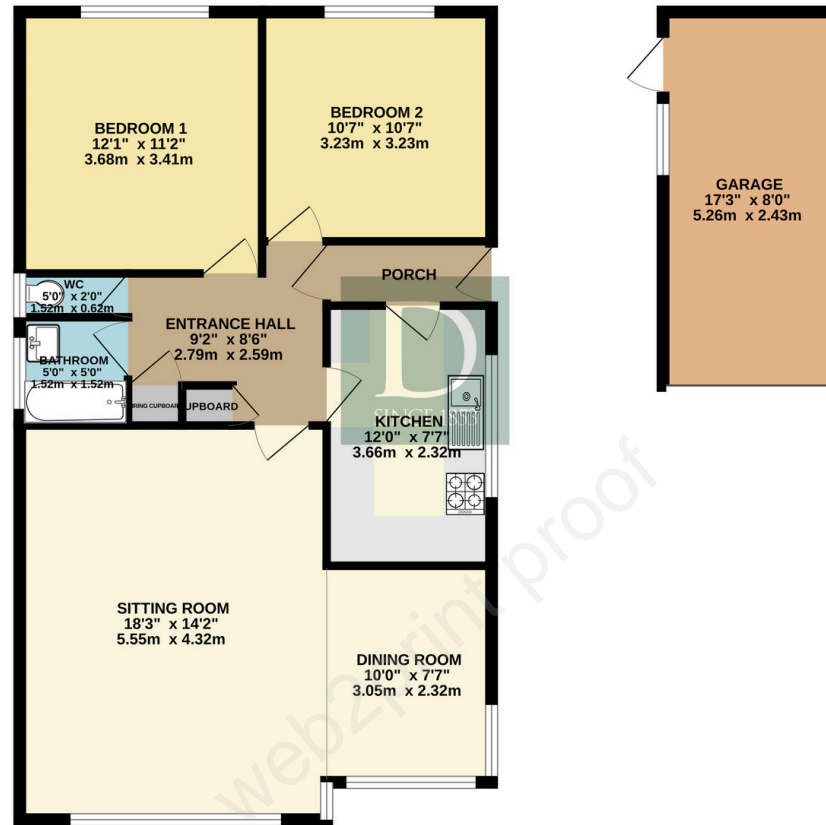
DURRANTS BUILDING CONSULTANCY Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.





FLOOR PLAN

938 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors, windows and other details have been taken to the best of our knowledge and are not guaranteed.

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IMPORTANT NOTICE

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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.

CONTACT US

Durrants, 12 Thoroughfare,
Halesworth, Suffolk, IP19 8AH

Tel : 01986 872553
Email : halesworth@durrants.com

