



*26 Chichester Road,
Halesworth, Suffolk IP19 8JL*



**MUSKER
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ESTATE AGENTS

A two double bedroom bungalow, situated in a popular residential area, with light and spacious accommodation. Garage, parking and manageable gardens. Offered chain free.

Accommodation comprises briefly:

- Spacious entrance hallway
- Large light sitting/dining room
- Utility/lean to
- Kitchen
- Two double bedrooms
- Bathroom with separate shower
- Enclosed manageable rear garden
- Detached single garage and driveway
- Gas central heating
- Double glazed
- A neat and tidy property which could benefit from some TLC



Property

A front entrance door opens into a good sized entrance hall where there are two built-in cupboards and a glass partition to the sitting room. The spacious sitting/dining room overlooks the rear garden with plenty of light from a floor to ceiling window and sliding patio doors. There is a fireplace housing a gas fire (currently not in use). A sliding door opens into the kitchen which is fitted with a range of wall and base cupboards and plumbing for a washing machine. A door leads to a useful utility room with doors to the front to access the rear garage and a door to the rear garden

Both good sized double bedrooms are to the front of the bungalow and overlook the road with large windows which provide plenty of light. The bathroom offers a w.c. a hand basin, bath and separate shower. This property has the benefit of double glazing and gas central heating but would now benefit from some cosmetic updating.



Outside

This light and spacious bungalow sits in a slightly elevated position with a concrete drive leading to a single detached garage, which has an up and over door. The front lawned garden leads up to the front entrance door and two garden gates, one each side, give access to the enclosed rear garden. The rear garden is on two levels, a substantial paved area is immediately behind the bungalow with a raised flower and shrub bed which takes you up to a lawned area at the rear.

Location

The property is within walking distance of the town's facilities. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings - which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. Also within walking distance is the train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 20-minute drive away.

GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.

Fixtures & Fittings

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. All mains connected.

Energy Rating: D

Local Authority:

East Suffolk District Council

Tax Band: C

Postcode: IP19 8JL

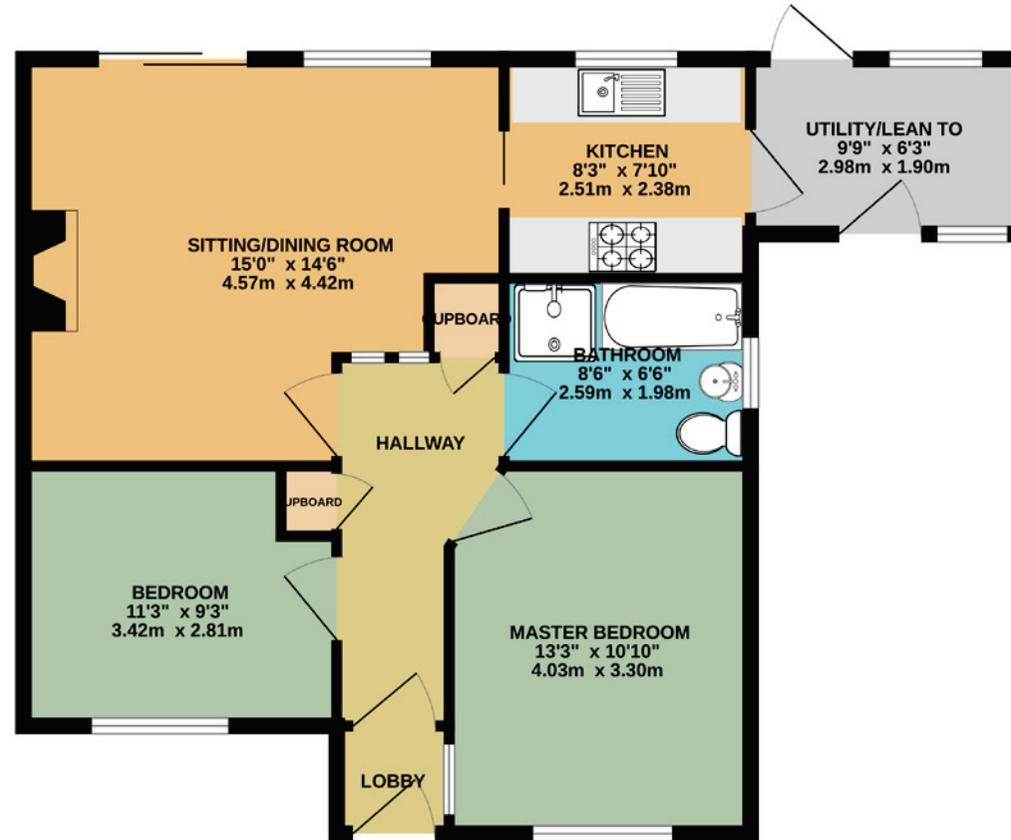
Tenure

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.

Guide price: £250,000



TOTAL FLOOR AREA: 731 sq.ft. (67.9 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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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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