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38 Hill Farm Road,
Halesworth, Suffolk IP19 8JX

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**MUSKER
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ESTATE AGENTS



Southwold - 9 miles
Norwich - 26 miles

A two bedroom recently built mid terrace house, a 'Linstead' built by Hopkins homes, situated within Halesworth, offered as new with a good sized rear garden and two off road parking spaces

Accommodation comprises briefly:

- Entrance hall with cloakroom
- Sitting/dining room leading out to rear garden
- Kitchen fitted with new appliances
- First floor bathroom
- Two double bedrooms
- New flooring,s fitted throughout
- Good sized lawned and fully fenced rear garden
- Gas central heating
- Offered in new condition
- Two off road parking space
- New build guarantee
- Excellent first time buyer's property



The Property

The front door opens into the hallway where the stairs rise to the first floor, there is a cloakroom to the right and a door opens on the left to the kitchen, the kitchen is fitted with grey contemporary style wall and base units and include a built-in ceramic hob and electric oven (unused) with a stainless steel extractor hood over. There is a built-in washing machine and space for a dishwasher and fridge/freezer. The floors on the ground floor have been fitted with grey wood effect vinyl and the the kitchen with ceramic tiles.

The sitting to the rear has a large cupboard and a window and door to access the rear garden.

The stairs and landing are fitted with carpets, the two double bedrooms and bathroom have again been laid with wood effect vinyl flooring. On the landing is an airing cupboard with slatted shelving and a radiator.

Both bedrooms are doubles and the master has a large built-in wardrobe.

The bathroom is fitted with a bath with a shower over, w.c. and hand basin. This property benefits from gas central heating and double glazing and offered in 'as new condition' with the added benefit of kitchen appliances and flooring's already fitted.



Garden

The house is set back from the road and does not feel overlooked from both the front and the rear.

The rear garden is a good size and is a private lawned space contained by panel fencing with a paved area next to the house and a paved path leads to the rear where there is another paved patio with a garden gate to the rear.

There is a drive with two allocated parking spaces and a pathway from the parking to the rear garden.

Location

The property is situated in a popular residential area of town. 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 close 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.



Fixtures & Fittings

All fixtures and fittings 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.

Local Authority

East Suffolk District Council

Tax Band: B

Postcode: IP19 8JX

EPC: B

Agents Note

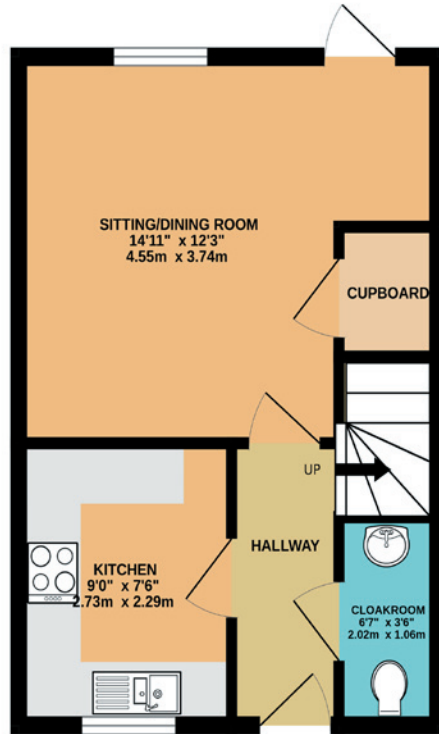
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

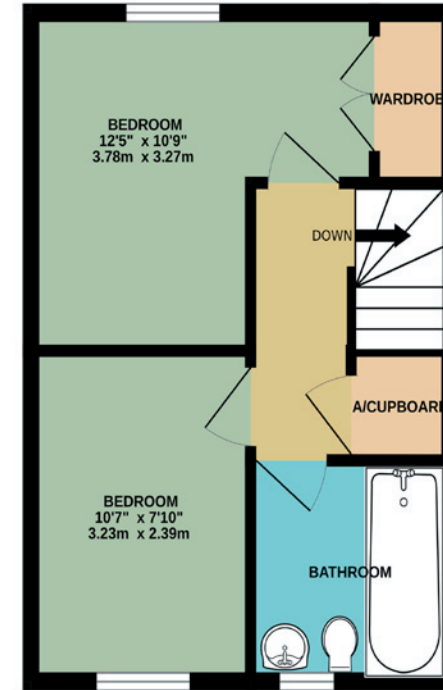
Vacant possession of the freehold will be given on completion.

Guide price: £220,000

GROUND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.2 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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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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