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20 The Paddocks,
Halesworth, Suffolk IP19 8RR

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ESTATE AGENTS



Southwold - 9 miles

Norwich - 26 miles

A two bedroom end of terrace bungalow situated within a close, offered chain free with low maintenance gardens, a garage and driveway parking.

Accommodation comprises briefly:

- Entrance hall & side porch
- Sitting/dining room
- Conservatory
- Kitchen
- Bathroom
- Two bedrooms
- Enclosed low maintenance rear garden with an attractive curved brick wall
- Gas central heating
- UPVC double glazing
- Single brick detached garage
- Quiet cul-de-sac location



The Property

The front door opens into the hallway where there is a bathroom to the right which is fitted with a bath, hand basin and w.c. and a door off the hall opens on the left to a bedroom which overlooks the front. The second main bedroom is located to the rear and overlooks the garden. The sitting/dining to the rear is a nice size and has a window to the side and sliding doors to the rear to access the conservatory and garden. The conservatory is a double glazed upvc construction on a brick base and has blinds fitted. From the sitting room an archway takes you into the kitchen, this has wall and base cupboards with a built-in gas hob and double electric oven, washing machine, fridge and freezer. The wall mounted gas boiler is housed to one wall. A side door leads to a small porch and the rear and side garden.

This well proportioned modern bungalow benefits from gas central heating and double glazing.



Garden

The front and side of the bungalow is paved and interspersed with attractive low growing shrubs with a block paved drive at the bottom of the garden leading to the brick single garage. A gate within the lovely curved brick garden wall encloses the private rear garden. A good and manageable space which is low maintenance, laid with slate chippings, shingle and paving, planted with low growing shrubs and a decked area next to the property.

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.



GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.

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 8RR

EPC: D- the epc has not been upgraded since gas central heating was installed.

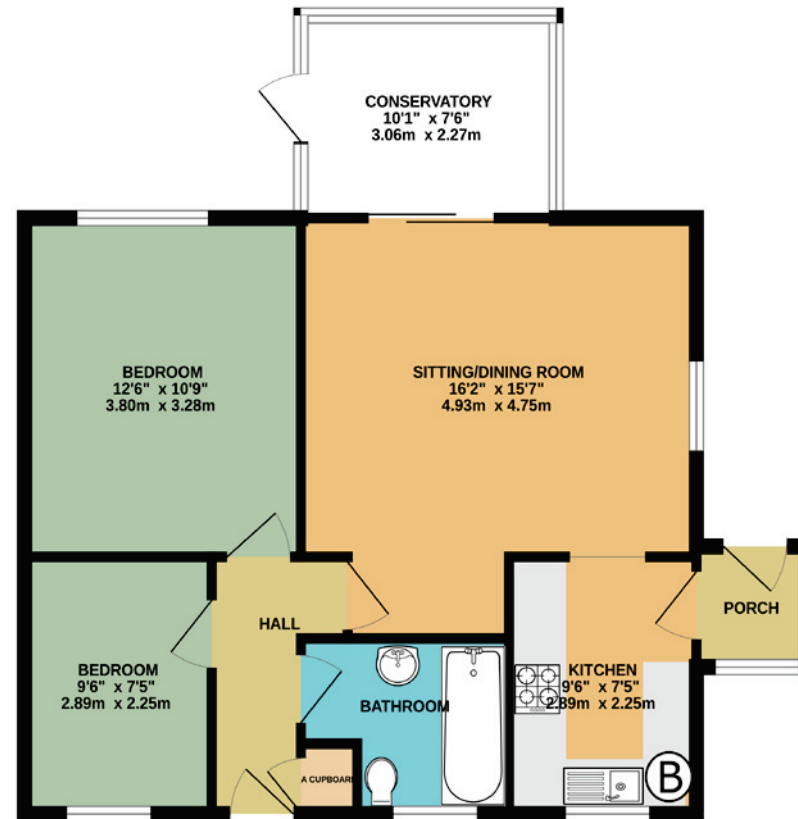
Agents Note

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: £200,000



TOTAL FLOOR AREA: 675 sq.ft. (62.7 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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