A two bedroom detached bungalow requiring some updating, situated on a quiet cul-de-sac in the popular village of Holton. Located close to the market town of Halesworth, this property is also ideally situated just a stone’s throw away from picturesque open countryside with a lovely woodland garden. Offered chain free.

Accommodation comprises briefly:

- Entrance Hall
- Sitting room
- Dining Room
- Two double bedrooms
- Bathroom
- Kitchen
- Oil Central Heating
- Separate w.c.
- Driveway and Garage
- Attractive Good Size Gardens
- Quiet Cul-de-Sac Location
- Requires Some Updating
- Offered chain free
The Property
Entering the property through the front door into the spacious hallway, where doors lead off to all of the rooms. To the front is the dining room with a large window overlooking the deep front garden. An opening takes you into the sitting room, again a light room with a fireplace separating these rooms which houses a multi-fuel stove. The kitchen to the side of the bungalow has a door and window looks out to the lovely woodland garden. The kitchen is fitted with wall and base cupboards and would benefit from updating. There are two further built in cupboards at one end of this room, one with the oil central heating boiler and the other an airing cupboard. The property has two double bedrooms, both with large windows overlooking the rear garden. The bathroom has a wash basin and bath and would also benefit from some updating. There is also a separate w.c.

Outside
The deep front garden is open plan, lawned and planted with shrubs with a drive leading to an attached single brick garage. The garage has an up and over door and a personal door gives access to the rear garden. The owners previously purchased an additional strip of land to the side of the bungalow and now the property enjoys a good sized garden which is well stocked with shrubs and flowers and interspersed with mature trees. The oil tanks is found to the side and paved patio areas to the rear.
Location
Lower Park Walk is very well situated within one mile of Halesworth town centre. Halesworth provides many independent shops, public houses, schools, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called The Cut which is used as theatre, cinema, exhibitions and workshops. There is a train station with links to London Liverpool Street.
Fixtures and Fittings
All fixtures and fittings are specifically excluded from the sale, unless mentioned, but may be available in addition, subject to separate negotiation.

Services
Mains Electricity and Water & Drainage.
Oil Central Heating.

EPC Rating: tba

Local Authority
East Suffolk Council
Tax Band:C
Postcode: IP19 8ND

Halesworth - 1 Mile
Southwold - 8 Miles

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 upon completion.

Guide Price: £225,000
To arrange a viewing please call us on 01986 888205

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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.