

26 Chichester  
Road  
Halesworth  
IP19 8JL



# 26 Chichester Road

## Offers Over £240,000

### The spacious detached 2 bedroom bungalow...

Situated on a quiet road in Halesworth this lovely two bedroom detached bungalow offering versatile accommodation, off-road parking, a detached single garage, and an abundance of scope to put your own stamp on it.

As you approach the property you are greeted with a charming front garden laid to lawn and shrubbery, with off-road parking to the side providing access to the single garage and a footpath to the main entrance.

Upon entering the property you are met with a small entrance porch allowing space for coats and shoes. From here you have the main hallway, which boasts an impressive width and provides access to both bedrooms, the bathroom and the sitting room.

As you enter, you will find the bedrooms, both of which offer an impressive size with plenty of room for a double bed and additional furniture, with large windows overlooking the front garden. The family bathroom offers a good-sized 4-piece suite with scope to modernise, offering a walk-in shower, bathtub, W/C, and hand wash basin.

To the rear of the property is the 'L' shaped sitting/dining room, which boasts a generous size with room for an abundance of furniture, and offers a feature gas fireplace (although this is currently not in use) and further benefits from a dual aspect with a large window and sliding doors overlooking the rear garden.

You then enter the kitchen, which hosts a range of wall and base units with space for a freestanding oven and both space and plumbing for an undercounter washing machine and dishwasher.

A further door will then lead you into the 'lean-to' utility room, which offers a versatile space with scope to utilise as a home office, dining area, or even integrate into the kitchen (stpp). This room then provides access to both the rear garden and to the front/side of the property where you can access the rear of the garage and find gated access to the front garden.

The rear garden is set on two levels and is currently half laid to a large patio and half to lawn, with an array of shrubs bordering, and presents a good space for the whole family to enjoy; with plenty of scope to landscape to suit your needs.

The property itself benefits from double glazing throughout and mains gas central heating, with the boiler having been serviced March 2024, although the property would benefit from some cosmetic updating and modernising to suit your needs.

### Agents notes...

A pre-recorded walkaround tour is available for this property - Council Tax Band C

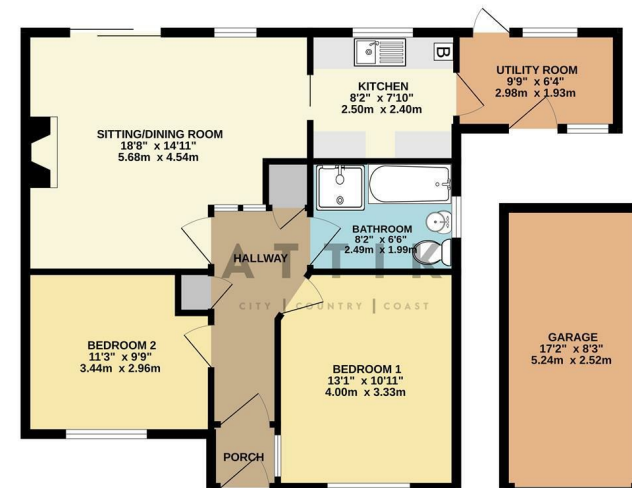
Local Authority  
East Suffolk

Council Tax Band C

EPC Rating D



GROUND FLOOR  
864 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA: 864 sq ft. (80.3 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given especially in relation to their use.  
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