



St. Francis Halesworth Road, Linstead Halesworth IP19 0LB



welcome to

St. Francis Halesworth Road, Linstead Halesworth

William H Brown present this great opportunity to purchase this FOUR bedroom DETACHED CHALET BUNGALOW with land located in the charming and pretty village of Linstead - on the outskirts of Halesworth. The property comes with land overlooking farmers' fields which hold a range of possibilities.



William H Brown Bungay are proud to present this rural gem, FOUR bedroom DETACHED CHALET BUNGALOW with extensive land - situated on the outskirts of Halesworth; in the picturesque village on Linstead. The property is in need of a full renovation, which would allow the purchaser to put their own personal stamp on the place - whilst the home being perfectly habitable, with some new features already started. These include Double glazed windows and Shower room update with new Toilet, Wash hand basin and Shower cubicle on both floors. The property also offers extensive land available which has views over neighbouring farmers' fields and creates a tranquil surround and presents opportunity for potential development (subject to local authority consent) or a variety of residential uses. To fully appreciate the opportunity and potential - we advise a viewing first hand; get in touch on 01986 894608 to schedule in.

Accommodation

Ground Floor

Entrance Porch

Textured ceiling, Window to Side aspect, Leads into Entrance Hall, Wall light, Power points.

Hallway

Textured ceiling, Window to Front Entrance Porch, Access to Lounge, Kitchen/Diner, Shower Room, Bedrooms 1 & 2 and Stairs leading to First floor landing, Overhead light, Carpet flooring.

Lounge

13' 4" x 12' 10" (4.06m x 3.91m)
Textured ceiling, Window to Side and Rear aspect, Overhead light fitting, Fireplace, Storage heater, Exposed concrete flooring.

Kitchen/Diner

14' 5" x 14' 7" (4.39m x 4.45m)
Textured ceiling, Double glazed window to Rear aspect, Single glazed window to Side aspect, Door to Side aspect, Fitted Kitchen wall and base units with work surfaces, Sink and drainer unit, Access door to pantry, Strip lighting.

Conservatory

Single glazed wooden conservatory with dual aspect and door leading to front.

Shower Room

Textured ceiling, Double glazed window to Side aspect, Overhead light, Toilet, Wash hand basin, Heater, Radiator, Tiled flooring.

Bedroom 1

15' 8" x 13' 7" (4.78m x 4.14m)
Textured ceiling, Double glazed window to Rear aspect, Overhead light, Power points, Carpet flooring.

Bedroom 2

16' 1" x 10' 8" (4.90m x 3.25m)
Textured ceiling, Double glazed window to Front aspect, Overhead Light, Storage cupboards/Wardrobe space, Exposed floor.

First Floor

Landing

Textured ceiling, Double glazed window to Side aspect, Overhead light fitting, Access to Bedrooms 3 & 4 and Shower Room, Power points, Exposed Floor.

Bedroom 3

14' 4" x 10' 4" (4.37m x 3.15m)
Textured ceiling, Double glazed window to Front aspect. Overhead light, Two storage radiators, Power points, Exposed Floorboards.

Bedroom 4

15' 10" x 11' 6" (4.83m x 3.51m)
Textured Ceiling, Double glazed window to Rear aspect, Overhead light, Power points, Concrete Exposed Floor.

Shower Room

Pending finishing - Toilet, Wash hand basin and Shower.

Outside

Front Garden

Mainly laid to lawn with off road parking for multiple vehicles, spacious area for planting a range of trees and shrubs.

Rear Garden

Mainly laid to lawn with beautiful views over neighbouring farmers' fields.



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welcome to

St. Francis Halesworth Road, Linstead Halesworth

- Four Bedroom Detached Chalet Bungalow
- ** Offered Chain Free **
- Garage and Off Road Parking for Multiple Vehicles
- Extensive Land
- Newly Installed Shower Room
- Fantastic Opportunity for Full Renovation
- Views Over Farmers Fields
- Conservatory

Tenure: Freehold EPC Rating: F

offers in excess of

£500,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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postcode not the actual property

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Property Ref:
BGY106293 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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