



Beckers View, Wenhaston Halesworth IP19 9FA

welcome to

Beckers View, Wenhaston Halesworth

William H Brown are thrilled to present this TWO DOUBLE bedroom SEMI-DETACHED home, located in the desirable village of Wenhanston, Suffolk. The property has much to offer with Off-Road Parking, a Modern kitchen, Family bathroom with bath tub and shower and Enclosed low maintenance rear garden.



Accommodation

Ground Floor

Entrance Hall

Front door of property leads into Entrance Hall, Access to Downstairs WC, Kitchen, Lounge and Stairs leading up to First floor landing, Radiator, Carpet flooring.

Downstairs Wc

Toilet, Wash hand basin with tiled backing, Radiator, Laminate flooring.

Kitchen

7' 4" x 9' (2.24m x 2.74m)
Double glazed window to Front aspect, Partially tiled walls, Kitchen fitted Wall and base units with work surfaces, Integrated sink, Electric hob and Oven, Extractor fan, Space for fridge, Tiled flooring.

Lounge

14' 10" Max x 11' 9" (4.52m Max x 3.58m)
Double glazed windows to Rear aspect, Door leading to Conservatory, Under stair storage cupboard housing fuse board, Two radiators, Carpet flooring.

Conservatory

Double glazed window surrounds, Pitched roof and Brick foundation, Laminate flooring.

First Floor

Landing

Access to both Bedrooms and Bathroom, Airing cupboard housing water tank, Radiator, Loft hatch, Carpet flooring.

Bedroom 1

10' 8" Max x 12' 3" (3.25m Max x 3.73m)
Double glazed window to Rear aspect, Storage cupboard currently utilised as walk in wardrobe, Radiator, Carpet flooring.

Bedroom 2

10' 7" x 7' 10" (3.23m x 2.39m)
Double glazed window to Front aspect, Thermostat dial, Radiator, Carpet flooring.

Bathroom

Double glazed window to Front aspect, Tiled walls, Toilet, Wash hand basin, Bath tub with over head shower, Lino flooring.

Outside

Rear Garden

Fenced surround of boundary, Small patio area great for outdoor seating, Laid to lawn area, Wooden shed, Back gate leading to driveway. Low maintenance.

Parking

Off road parking available.

Agents Note

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

Location

Wenhaston, a charming village located South to the River Blyth in Suffolk. The village itself has a Local shop, Post Office, Two Pubs, Local Church, Cemetery and Village hall. Being a more rural location it also benefits from some beautiful surrounds with Local Commons and Woods to explore and encourage walking. The very popular town sea side town of Southwold is which quarter of an hour drive. Being situated with easy links to the A12 leading North towards Lowestoft or South towards London via Ipswich and Colchester making commuting and travel straightforward.



view this property online williamhbrown.co.uk/Property/BGY106462



welcome to

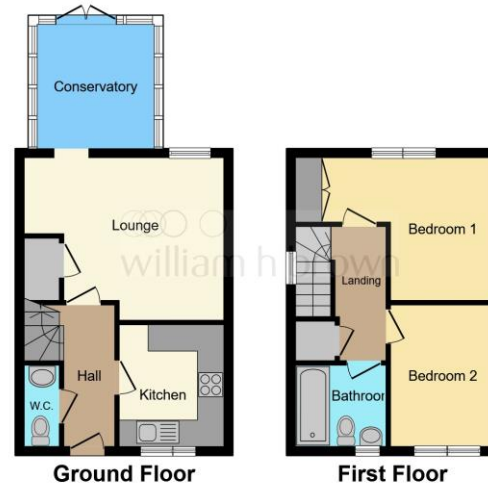
Beckers View, Wenhaston Halesworth

- Two Bedroom Semi-Detached House
- Off Road Parking Available
- Enclosed Low Maintenance Rear Garden
- Conservatory
- Downstairs WC and Upstairs, Family Bathroom
- Spacious Lounge
- Modern Kitchen with Integrated Appliances
- Desirable Suffolk Village Location

Tenure: Freehold EPC Rating: B

offers in excess of

£230,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BGY106462



Property Ref:
BGY106462 - 0003

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.



william h brown



01986 894608



Bungay@williamhbrown.co.uk



19 Earsham Street, BUNGAY, Suffolk, NR35 1AE



williamhbrown.co.uk