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*3 Constable Close,*  
Halesworth, Suffolk IP19 8TW

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ESTATE AGENTS

A recently refurbished and newly decorated 2 bedroom semi detached bungalow which has the benefit of a long drive and a garage. Situated within a close and walking distance to the town centre. Offered with no onward chain.

Accommodation comprises briefly:

- Hallway
- Sitting room/dining room
- Kitchen
- Conservatory
- Two bedrooms
- Gas central heating
- Bathroom
- Rear low maintenance garden
- Garage
- Driveway parking for several cars
- Cul-de-sac location



## The Property

An entrance door to the side of the property opens into a hall where there is airing cupboard and newly laid laminate flooring. The lovely light sitting room is a good size and with sliding patio doors to the rear which take you into the conservatory, this is a upvc double glazed construction again with newly fitted grey laminate flooring and a useful addition to sit in and enjoy the rear garden. A doorway off the sitting room leads into the kitchen which provides a range of wall and base cupboards with an 'Ideal' Combi gas central heating boiler. The two bedrooms are to the front of the property, a single room and a double room. The bathroom is fitted with a bath with a shower over, w.c and a wash hand basin. This property is offered in good order and has just been updated and re-furbished by the current owner and now provides a very comfortable home ready to move straight into. Situated in a cul-de-sac and within walking distance to the town's shops.



### Outside

A long concrete drive provides parking for several cars and leads to a single brick garage beside the property with an up and over door to the front. A further door in the garage leads into the timber shed to the rear. The sloping front garden is lawned. Next to the garage, a gate gives access to the rear garden which is contained by brick and panel fencing. There is a decked area beside the conservatory and the remainder of the garden is paved.

### Location

Halesworth provides many independent shops, range of schools, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station with services to London Liverpool Street via Ipswich. The heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 20 minutes drive away.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Gas central heating. All mains connected.  
Energy Rating:C

## Local Authority:

East Suffolk Council  
Tax Band: B  
Postcode: IP19 8TW

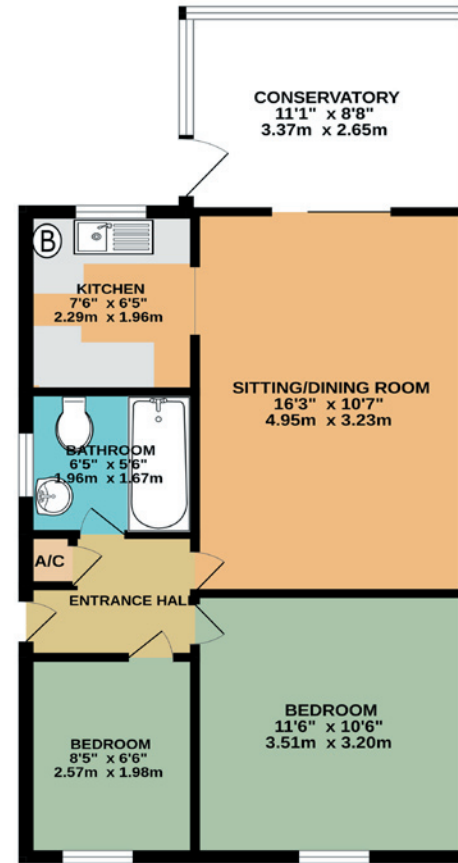
## Tenure

Vacant possession of the freehold will be given upon completion.

## 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.

**Guide Price: £210,000**



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.