



M
M

29 Andrew Johnston Way,
Halesworth , Suffolk, IP19 8SB

M
M

**MUSKER
McINTYRE**
ESTATE AGENTS

A recently re-decorated two double bedroom semi detached bungalow, situated very close to the supermarket and town centre with a good sized enclosed rear garden. Offered chain free.

Accommodation comprises briefly:-

- Entrance hall
- Bathroom
- Separate toilet
- Kitchen
- Spacious sitting/dining room
- Two double bedrooms
- Gas central heating
- Study/walk-in wardrobe
- UPVC double glazing
- Good sized front & rear garden
- A stroll to the towns amenities



Property

An entrance door opens into the hallway where there is a kitchen to the front of the property which has built-in wall and base cupboards with an integrated ceramic hob and electric oven below, a cupboard houses the gas central heating boiler. The good sized sitting room is also to the front with a large window overlooking the deep front garden. There are two double bedrooms located to the rear overlooking the enclosed garden, one bedroom also has a door giving direct access to the garden. An additional room could make a useful study or walk-in wardrobe. The bathroom is fitted with a bath with an electric shower over and a wash basin, there is also a separate w.c.

This well maintained property enjoys very light accommodation and offers plenty of parking close-by.



Outside

The property is approached from the road and parking area by a path leading to the side entrance door and a garden gate to give access to the rear garden or at the front a deep lawned open plan garden. The rear garden is enclosed within a timber fence and lawned, there is also two timber garden sheds.

Location

The bungalow is situated close to the supermarket in the town, Halesworth provides many independent shops, schools, public houses, restaurants, doctors and vets. 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.

GROUND FLOOR
740 sq.ft. (68.8 sq.m.) approx.

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. Mains drainage, electricity and water connected.

Local Authority:

East Suffolk Council
Tax Band: B
Postcode: IP19 8SB
EPC: C

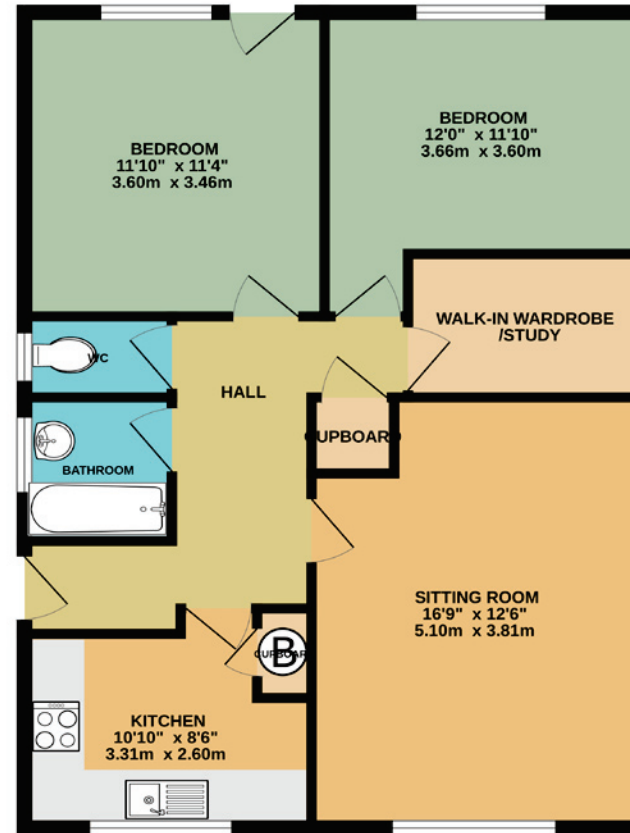
Tenure

Freehold

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: £185,000



TOTAL FLOOR AREA : 740 sq.ft. (68.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

Bungay	01986 888160
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Beccles	01502 710180



www.muskermcintyre.co.uk

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.

A member of OnTheMarket™.com



HALESWORTH OFFICE
15A Thoroughfare
Halesworth
Suffolk
IP19 8AH
Tel. 01986 888205
halesworth@muskermcintyre.co.uk