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*37 Bungay Road, Holton,*  
Halesworth, Suffolk, IP19 8PL

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MCINTYRE**  
ESTATE AGENTS

A two double bedroom semi-detached bungalow, situated in the village of Holton in need of some updating with a good sized rear garden. Offered chain free.

Accommodation comprises briefly:-

- Entrance Hall
- Attached entrance lobby with storage cupboard
- Shower room
- Kitchen
- Spacious sitting/dining room
- Large main bedroom and further double bedroom
- Electric heating
- UPVC double glazing
- Allocated off road parking
- Large private rear garden



### Property

An entrance door opens into the a lobby where there is a large attached brick storage cupboard. A door opens into the hallway where there is a shower room this room provides a shower cubicle, wash basin and a w.c. There is a further deep coat cupboard and and airing cupboard in the hall. There are two bedrooms, one double bedroom is located to the front and the particularly large main bedroom to the rear of the property overlooking the rear garden. The spacious sitting room is also to the rear with a fully glazed door and floor to ceiling window overlooking the deep rear garden. A sliding door to the rear gives access to the the kitchen which has built-in wall and base cupboards with space for appliances.

This property is surprisingly spacious with upvc double glazed windows and doors and now requires a programme of re-refurbishment.



### Outside

The property is approached from a front path and also a gate at the side from the allocated parking area. A side gate gives access to the rear garden which is an extremely good size and very private, mainly grassed and edged with shrubs and fencing. There is a paved patio immediately behind the property.

### Location

The bungalow is situated in the centre of Holton which is close to the market town of Hlaesworth, 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.

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

Electric heating. Mains drainage and water connected.

### Local Authority:

East Suffolk Council

Tax Band: B

Postcode: IP19 8PL

EPC:

### Tenure

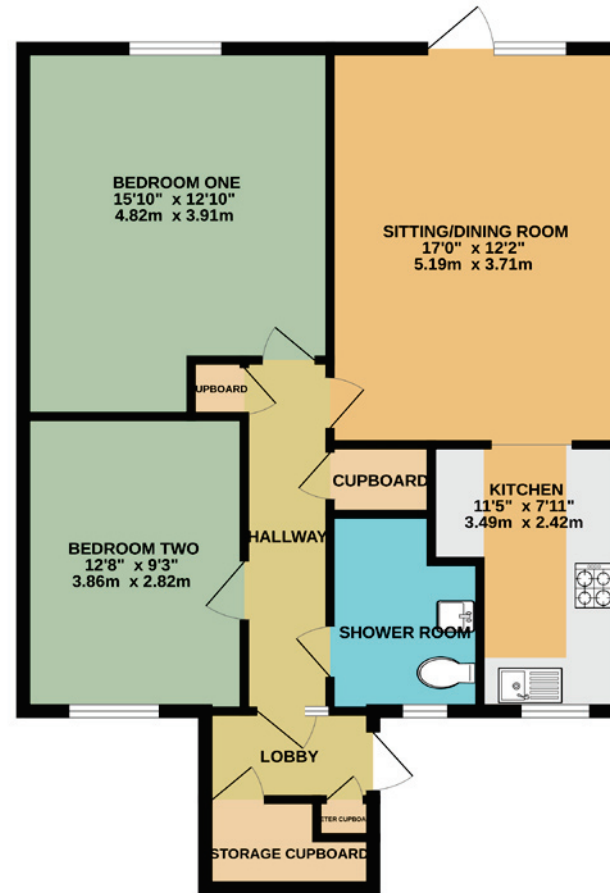
Freehold

### 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**

GROUND FLOOR  
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 sq.m.) approx.  
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 effectiveness can be given.

**To arrange a viewing, please call 01986 888205**

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160  
Diss 01379 644822  
Harleston 01379 882535  
Loddon 01508 521110

[www.muskermcintyre.co.uk](http://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.



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