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34 Old Station Road,
Halesworth, Suffolk IP19 8JJ

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**MUSKER
McINTYRE**
ESTATE AGENTS

A spacious detached two bedroom bungalow in good order, situated on the edge of the town with a spacious sitting room, kitchen/diner conservatory and private lawned garden. There is also plenty of driveway parking and a garage.

Accommodation comprises briefly:

- Entrance porch
- Large light sitting room
- Kitchen/diner
- Conservatory
- Two double bedrooms
- Bathroom
- Deep front & good sized lawned rear garden
- Single garage & attached workshop
- Tarmac driveway with plenty of parking
- Gas central heating



Property

The property is entered via the front porch which leads into the spacious and light sitting room, a fireplace houses a gas fire (not in uses). The central large hallway has a storage cupboard, which currently stores the washing machine and the gas central heating boiler. To the rear of the property is the modern fitted bathroom with tiled effect vinyl flooring, part tiled wall, shower over bath, basin and WC. To the front of the property is bedroom one, which is spacious and has a built in wardrobe. Bedroom two is situated to the rear of the property with a built in wardrobe and has views of the enclosed rear garden. The modern fitted kitchen with ceramic tiled flooring has a good range of units and worktops, gas hob and integrated electric oven. With plenty of space for a table and chairs. Double patio doors open into a conservatory which is a double glazed UPVC construction on a brick base with a built in electric heater, ceiling fan and laminate flooring.

This excellent property has well balanced accommodation and is well presented and maintained with the benefits of UPVC double glazed window and doors and UPVC barge boards and soffits.



Outside

The deep front open plan garden is lawned with two cherry trees and mature conifer hedges to the left of the property. There is a long tarmac drive to the other side leading to a single brick garage, with an adjoining small workshop at the rear.

To the rear is the good sized private garden, which is laid to lawn and edged with mature trees, hedges and shrubs. The small patio surrounds a built up vegetable plot and a timber garden store. There is also access to the driveway via a small iron gate to the left of the patio.

Location

The property is situated in a popular residential area on the edge of the town and within walking distance of the town's facilities. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings – which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. Also within walking distance is the train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 20-minute 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.

Local Authority:

East Suffolk District Council

Tax Band: B

EPC: C

Postcode: IP19 8JJ

Tenure

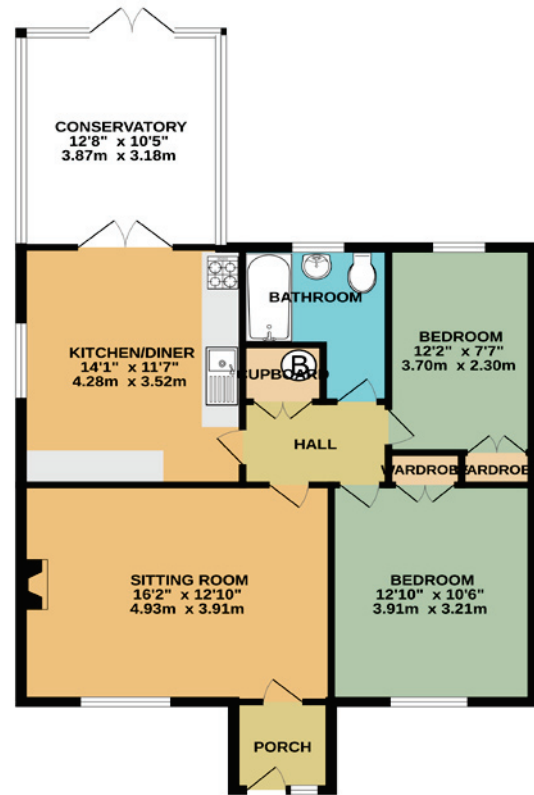
Vacant possession of the freehold will be given upon completion.

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: £300,000

GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA: 873 sq.ft. (81.1 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 areas 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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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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