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*16 The Avenue*

Halesworth, Suffolk IP19 8JB

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**MUSKER  
MCINTYRE**  
ESTATE AGENTS



Southwold - 9 miles  
Norwich - 26 miles

An end terrace three bedroom family house recently re-decorated with the benefit of a good sized garden and driveway parking. Offered chain free.

Accommodation comprises briefly:

- Entrance lobby
- Sitting /dining room
- Well fitted cream high gloss kitchen
- Ground floor bathroom with shower over the bath
- Two double bedrooms
- Single bedroom
- Large rear garden
- Gas central heating
- UPVC double glazed windows and doors
- Front driveway for off road parking
- Recently re-decorated throughout



### The Property

A front door opens into a lobby, where stairs rise to the first floor with an under-stairs cupboard accessed from the sitting room, a window overlooks the front of the property. This living room has the addition of a fireplace. Leading off this room is the kitchen consisting of a good range of cream high gloss wall and base cupboards, a freestanding electric oven and space for a washing machine. The gas combination central heating boiler is wall mounted in the rear lobby with a door to the rear garden. The bathroom comprises of a bath with a shower over, a hand basin, heated towel rail and a w.c.

Off the first floor landing are three bedrooms, the main double bedroom offers plenty of storage with a mirror fronted built-in wardrobe. There is a further double bedroom found at the rear and a single room.

This property is perfect for a family or for first time buyers and very convenient for the Primary School and walking distance to the town centre.



## Garden

To the front is a concrete drive providing off road parking, a side gate leads to the rear good sized garden which is enclosed with timber fencing. The garden is mainly lawned with four useful storage sheds.

## Location

The property is situated close a short walk to the town's facilities and Edgar Sewter primary school. Halesworth provides many independent shops, 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. The town has a 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, but may be available in addition, subject to separate negotiation.

### Services

Gas fired central heating. Mains water, drainage and electricity.

### Local Authority

East Suffolk District Council

Tax Band: D

Postcode: IP19 8JB

EPC: D

### Agents Note

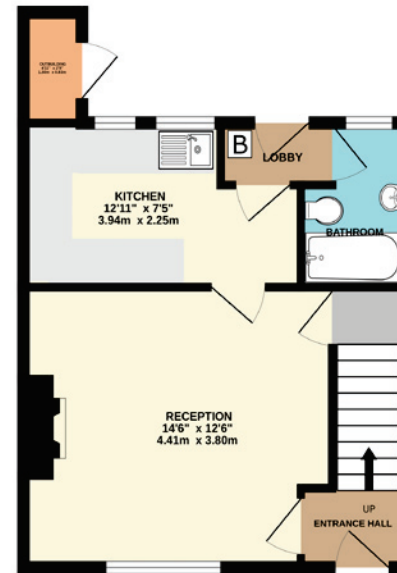
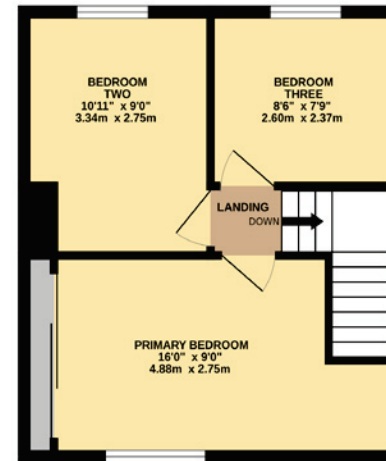
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

Vacant possession of the freehold will be given on completion.

**Guide price: £185,000**

1ST FLOOR  
343 sq.ft. (31.8 sq.m.) approx.



GROUND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.

To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160  
Harleston 01379 882535  
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[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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