



23 Bramblewood Way
Halesworth, Suffolk IP19 8JT



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ESTATE AGENTS



Southwold - 9 miles
Norwich - 26 miles

This modern semi-detached three bedroom family home is offered with an attached garage and an enclosed garden. Located close to the station, a short walk to all the town's facilities. Offered chain free.

Accommodation comprises briefly:

- Entrance lobby
- Sitting /dining room
- Well fitted kitchen
- Bathroom
- Two double bedrooms
- Single bedroom
- Enclosed rear lawned garden
- Gas central heating
- UPVC double glazed windows and doors
- Single garage and parking
- Pine doors throughout



The Property

A front door opens into a hallway, where stairs rise to the first floor, a pine door leads to the sitting /dining room, a window overlooks the front of the property and the rear and there is an under-stairs cupboard. Leading off the dining area is the kitchen consisting of wood effect wall and base cupboards, a freestanding electric cooker and space for a washing machine. The gas central heating boiler is wall mounted here. A door to the rear opens onto the rear garden.

Off the first floor landing are three bedrooms, two double bedrooms and a small single room. The bathroom comprises of a bath with a shower over and a hand basin with a w.c. and shaver point. This property is perfect for a family or for first time buyers and very convenient for the station.



Garden

To the front is a small open plan lawned garden with a concrete drive leading to the attached single garage. The garage has an up and over door and a door to the rear leading to the back garden. Power and light is also connected.

The rear garden is mainly lawn and enclosed with shrubs and trees to the rear with a paved patio area immediately behind the property.

Location

The property is situated close to the train station and a short walk to 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. 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: B

Postcode: IP19 8JT

EPC:

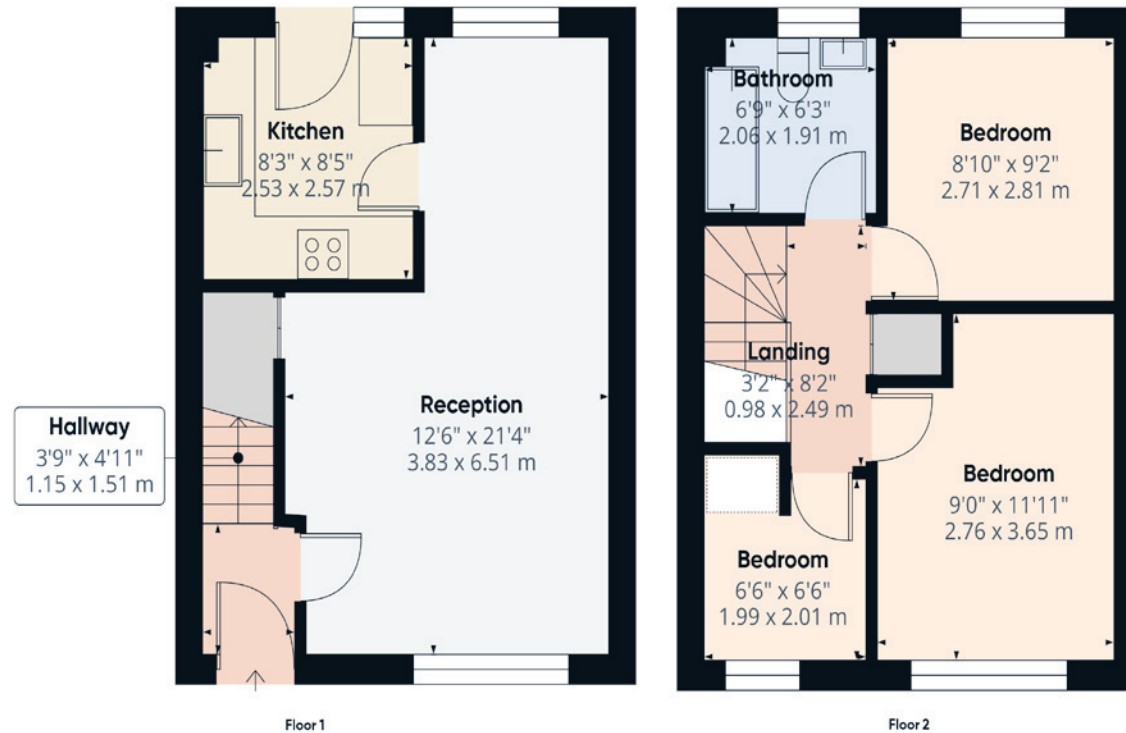
Agents Note

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: £215,000



Approximate total area^m

635 ft²

59 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

To arrange a viewing, please call 01986 888205

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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.



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