





19 Southwold Close

- WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW
- LOCATED WITHIN THE POPULAR EASTFIELD AREA
- SUN ROOM WITH ACCESS TO GARDEN
- SPACIOUS LIVING ROOM WITH FIREPLACE
- DRIVEWAY FOR TWO VEHICLES
- KITCHEN WITH USEFUL UTILITY/PANTRY
- SOLAR PANELS & SINGLE GARAGE WITH WORKSHOP AREA
- BEAUTIFUL GARDEN WITH A SPACIOUS LAWN & IMPRESSIVE COVERED OUTDOOR AREA

We are delighted to present this well presented two bedroom semi detached bungalow, ideally situated within the highly sought-after Eastfield area.

This charming home offers a spacious and inviting living room complete with a feature fireplace, creating a warm and welcoming atmosphere perfect for relaxing or entertaining guests. The kitchen benefits from a useful utility and pantry, providing ample storage and functionality for everyday living. A bright sun room offers additional versatile space, ideal for use as a dining area or peaceful retreat. Both bedrooms are generously proportioned, offering comfort and flexibility for a variety of lifestyles.

The property also features a single garage with a dedicated workshop area, catering to hobbies or additional storage needs, as well as a driveway with space for two vehicles, ensuring convenience for residents and visitors alike.





The bungalow's location within the popular Eastfield area places it close to a range of local amenities, reputable schools, and excellent transport links, making it well suited for those seeking a blend of comfort and practicality. Early viewing is highly recommended to fully appreciate the quality and appeal of this delightful home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

GROUND FLOOR

Entrance

Kitchen 7' 10" x 7' 7" (2.40m x 2.30m)

Pantry/Utility 5' 7" x 2' 11" (1.70m x 0.90m)

Lounge 17' 9" x 12' 2" (5.40m x 3.70m)

Bathroom 7' 10" x 5' 7" (2.40m x 1.70m)

Bedroom One 14' 1" x 9' 10" (4.30m x 3.00m)

Bedroom Two 9' 10" x 7' 10" (3.00m x 2.40m)

Sun Room 9' 2" x 8' 2" (2.80m x 2.50m)

Garage 18' 1" x 8' 2" (5.50m x 2.50m)

HMRC - If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office

Solar Panels: - The solar panels are owned outright, with the owners advising that they currently generate an income of approximately £1,000 per annum.



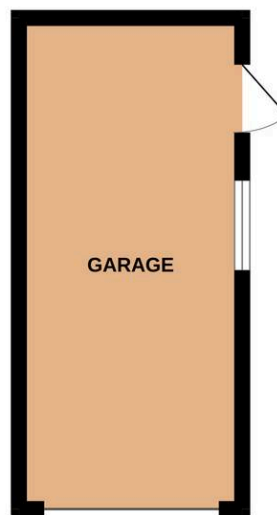
GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 813 sq.ft. (75.6 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 efficiency can be given.
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GARAGE
148 sq.ft. (13.8 sq.m.) approx.



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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132