

MM



3 Gainsborough Drive,  
Halesworth, Suffolk IP19 8TL

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**A two bedroom semi-detached bungalow which has the benefit of a drive and a garage. Situated within a close and walking distance to the town centre. Offered with no onward chain.**

**Accommodation comprises briefly:**

- Hallway
- Sitting room/dining room
- Kitchen
- Conservatory
- Two bedrooms
- Gas central heating
- Bathroom
- Manageable rear enclosed private garden
- Garage with an electric door
- Driveway parking for two cars
- Cul-de-sac location and within close walking distance to shops
- Upvc Double Glazed



**The Property**

This property has the addition of a porch which takes you into the hallway, here the gas combination boiler is housed in a cupboard. The sitting room is a good size and sliding patio doors to the rear opens into a good sized conservatory, where you can sit and enjoy the private rear garden. The kitchen is well fitted and has everything you need including an integrated fridge and freezer, electric oven and ceramic hob. There are two bedroom, one double and one single room. The shower room has a large shower, w.c. and wash basin with a heated towel rail and the walls are fully tiled.

The bungalow has the benefit of gas central heating and fully UPVC double glazed windows and doors, UPVC conservatory and barge boards.



## Outside

To the front is a small low maintenance area of garden with a concrete driveway for two cars leading to a single garage, this has an electric remote controlled door to the front. The private enclosed rear garden has a sandstone paved areas with a small central lawn. The garden is edged with trees and shrubs making it is quite private.

## Location

Halesworth provides many independent shops, primary school, public houses, restaurants, doctors, vets and a supermarket. 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.

## 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.

Energy Rating:C

## Local Authority:

East Suffolk Council

Tax Band: B

Postcode: IP19 8TL

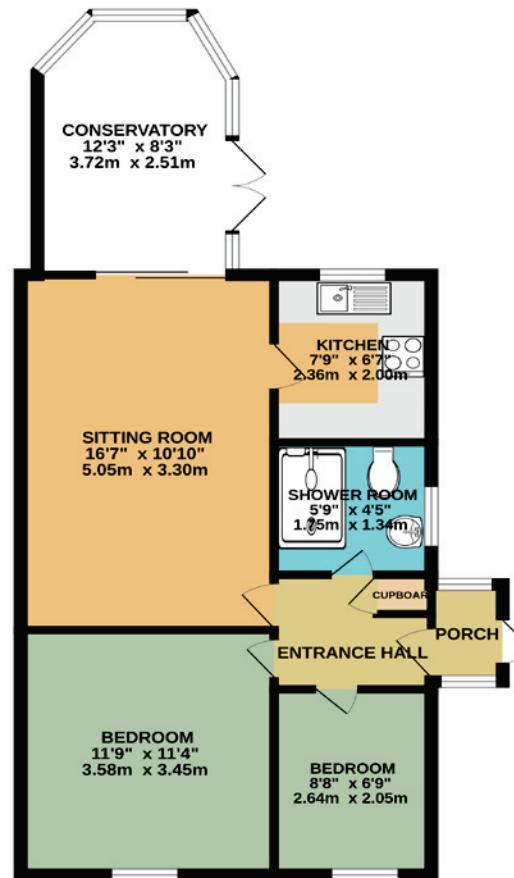
## Tenure

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: £190,000



Whilst every attempt has been made to ensure the accuracy of the particulars contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions 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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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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