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56 Gainsborough Drive,
Halesworth, Suffolk IP19 8TL

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**MUSKER
McINTYRE**
ESTATE AGENTS

A recently re-decorated 2 bedroom semi-detached bungalow which has the benefit of a long drive and a garage, conservatory and low maintenance rear garden. Situated within a close and walking distance to the town

Accommodation comprises briefly:

- Hallway
- Sitting room/dining room
- Kitchen
- Conservatory with fitted blinds
- Two bedrooms
- Gas central heating
- Shower room
- Rear low maintenance garden
- Garage
- Driveway parking for several cars
- Cul-de-sac location
- Upvc Double Glazed
- Newly fitted carpets
- Recently re-decorated throughout



The Property

An entrance door to the side of the property opens into a hall where there is airing cupboard housing the gas central heating boiler and new carpet which is also newly laid in both bedrooms.. The lovely light sitting room is a good size, with sliding patio doors to the rear which take you into the conservatory, this is a upvc double glazed construction again with window blinds, a useful addition to sit in and enjoy the rear garden. A doorway off the sitting room leads into the kitchen which provides a range of white wall and base cupboards with plumbing for a washing machine and space for appliances, with ceramic tiled flooring. The two bedrooms are to the front of the property, a single room and a double room. The bathroom is fitted with a corner shower, w.c and a wash hand basin and heated towel rail. This property is offered in good order and provides a very comfortable home ready to move straight into. Situated in a cul-de-sac and within walking distance to the town's shops.



Outside

A long drive provides parking for several cars and leads to a single brick garage to the rear, with an up and over door and power is connected. Next to the garage, a gate gives access to the rear garden which is contained by panel fencing. The front and rear gardens are paved for easy maintenance with flower beds and the rear garden has an attractive Acer tree and a garden store.

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

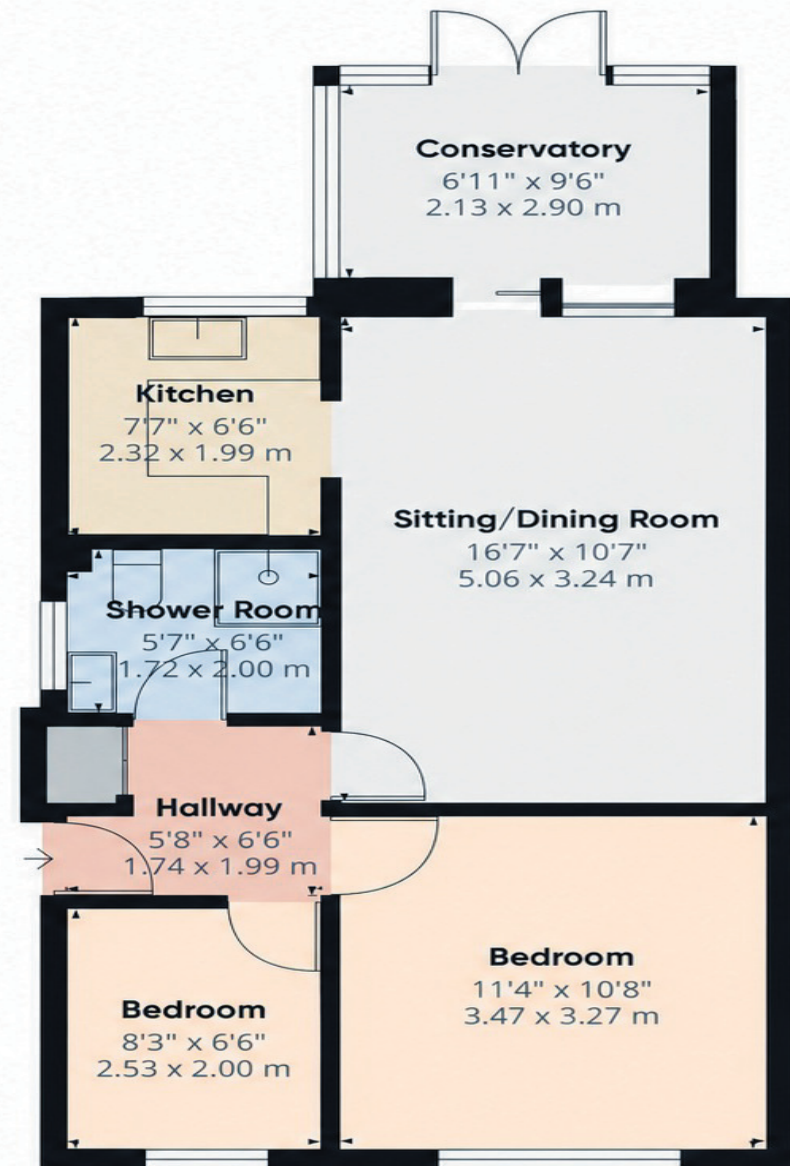
Tenure

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: £205,000



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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