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4 Mount Pleasant
Halesworth, Suffolk IP19 8JE

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ESTATE AGENTS



Southwold - 9 miles

Norwich - 26 miles

An excellent opportunity to acquire a really lovely end terrace three bedroom family house close to the local School. Offered with no onward chain.

Accommodation comprises briefly:

- Entrance lobby
- Sitting /dining room
- Well fitted kitchen
- Bathroom and stylish en-suite shower room
- Two double bedrooms
- Single bedroom
- Corner plot with driveway for off road parking
- Gas central heating
- UPVC double glazed windows and doors
- Fitted with window blinds and neutral carpets
- Updated and re-fitted and recently re-decorated



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. Leading off this room is the kitchen consisting of a good range of cream 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 and a w.c.

Off the first floor landing are three bedrooms, the main double bedroom has a period cast-iron fireplace and en-suite stylish shower room with a large shower. w.c. and a hand basin with a cupboard below. There is a further double bedroom found at the rear also with an attractive cast-iron fireplace and a single bedroom.

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

The front wide garden has a shingle drive providing off road parking, there is a paved path and three lawned areas. A side gate leads to the rear garden which is enclosed with timber fencing and hedging. The garden has a concrete area beside the rear of the house and tapers down to a small lawn. There are three useful brick storage sheds.

Location

The property is situated 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: B

Postcode: IP19 8JE

EPC: D

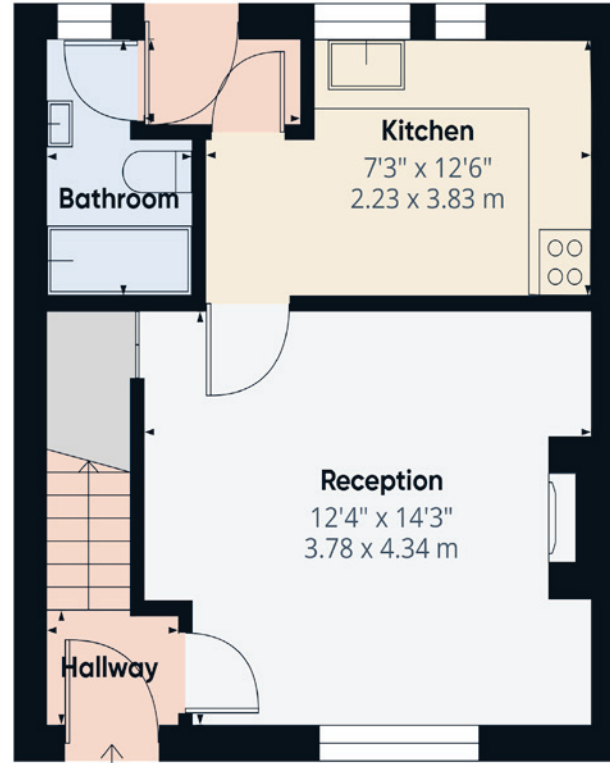
Agents Note

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.

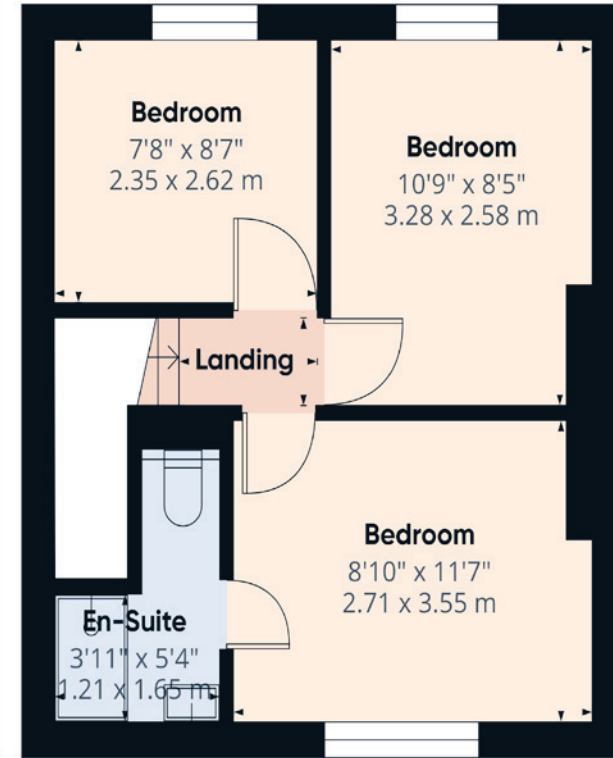
Tenure

Vacant possession of the freehold will be given on completion.

Guide price: £210,000



Floor 1



Floor 2

Approximate total area

627 ft²

58.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160
Harleston 01379 882535
Loddon 01508 521110

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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