



Halesworth,

Offers In Excess Of £185,000

- No Onward Chain
- South Facing Garden
- Conservatory
- EPC - D
- Two Bedrooms
- Ideal First Time Buy
- Double Glazing
- Garage & Driveway for Three Vehicles
- Close Town Centre
- Gas Central Heating

Gainsborough Drive, Halesworth

An end terrace house situated within walking distance from the town centre ideal for a first time buyer. The popular market town of Halesworth is centred around a pedestrian precinct with a wide variety of shops which cater for most every day needs. Halesworth has a primary school, library, centre for the arts, doctors surgery and is well served with transport communications having a railway station offering a service via Ipswich to London Liverpool Street.



Council Tax Band: B



DESCRIPTION

A modern end terrace house situated in a cul de sac position within walking distance from the town centre. Offered for sale with no onward chain, the property is an ideal first time buy and benefits from off road parking, garage and a south facing rear garden. The accommodation with gas central heating and double glazing features:

ACCOMMODATION

ENTRANCE LOBBY

Glazed entrance door to:

LIVING ROOM

Window to front elevation. Staircase rising to the first floor.

KITCHEN/DINER

Fitted with a range of base and wall cupboards, work surfaces and single drainer sink unit with tiled surrounds. Gas cooker point. Rear entrance door to:

CONSERVATORY

A double glazed conservatory with casement doors opening to the rear garden. Gas central heating boiler and plumbing for washing machine.

FIRST FLOOR

LANDING

BEDROOM

Window to front elevation. Recess with fitted wardrobe.

BEDROOM

Window to rear elevation.

BATHROOM

Suite comprising panel bath hand basin and W.C. Window to rear elevation.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently B.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view.

Email: southwold@flickandson.co.uk

Tel: 01502 722253 Ref: 20712/RDB.

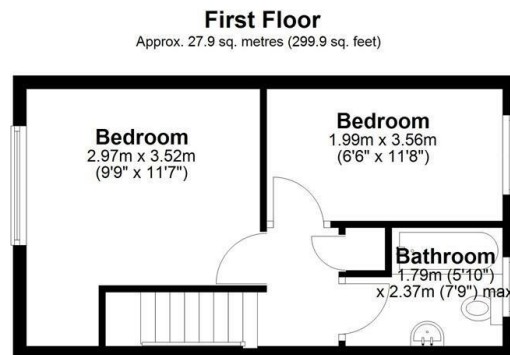
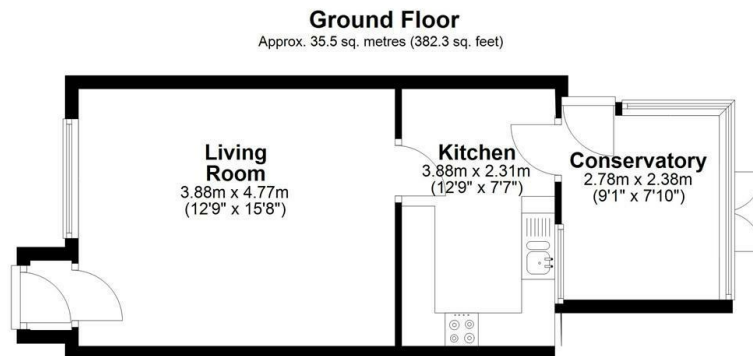
FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to

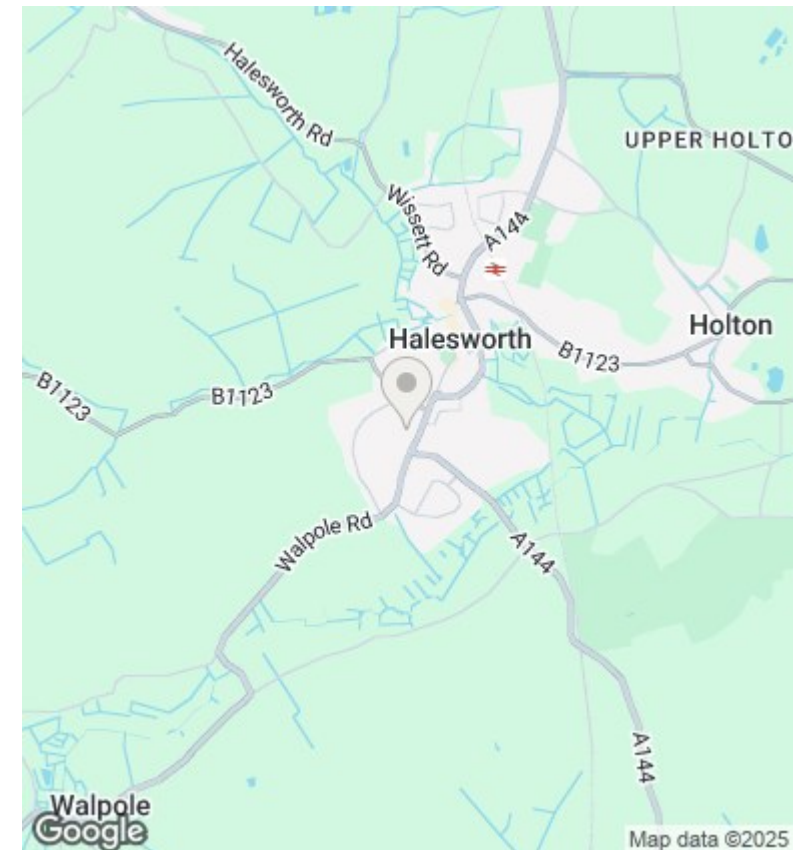
make or give any representation or warranty whatsoever, as regards the property or otherwise.







Total area: approx. 63.4 sq. metres (682.1 sq. feet)

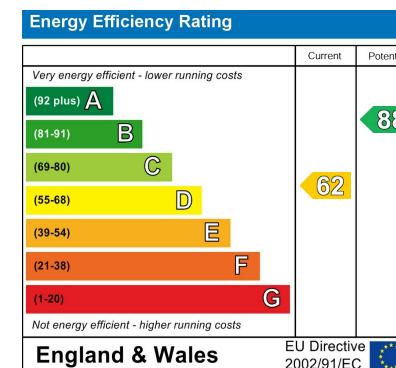


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com