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*20 Kennedy Avenue,*  
Halesworth, Suffolk IP19 8EF

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**MUSKER  
McINTYRE**  
ESTATE AGENTS

A two bedroom semi-detached bungalow with the benefit of a large rear garden. Having been in the same family for many years, now requires some updating. Situated in a popular residential area of the town. Offered with no onward chain.

#### Accommodation comprises briefly:

- Hallway
- Sitting room/dining room
- Kitchen
- Two double bedrooms
- Gas central heating
- Shower room
- Large rear garden
- Upvc double glazed
- Potential to create driveway parking
- Chain free



#### The Property

The front door takes you into the hallway, here the gas central heating boiler is housed in a cupboard. The sitting room is found to the front of the property and is a good size with a 'feature' fire place, a window to the side and a large window overlooks the garden. There are two bedrooms, both are doubles, the smaller of the two can be found to the front of the property and the larger bedroom overlooks the rear garden. The kitchen is fitted with various cupboards, with space for a table and chairs. There is plumbing for a washing machine and a freestanding gas cooker. A door gives access to the rear garden.

The shower room has been updated and now provides a corner shower, w.c. and wash basin in a vanity unit with a heated towel rail. The bungalow has the benefit of gas central heating and UPVC double glazed windows.



## Outside

To the front is a lawned area edged with low hedging with space to provide a buyer with off road parking if the kerb was dropped to give access. The rear garden is very long with a variety of different areas including a pond and interspersed with shrubs. There is also some brick and timber stores.

## 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.

561 sq.ft. (52.2 sq.m.) approx.

### 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:D

### Local Authority:

East Suffolk Council  
Tax Band: B  
Postcode: IP19 8EF

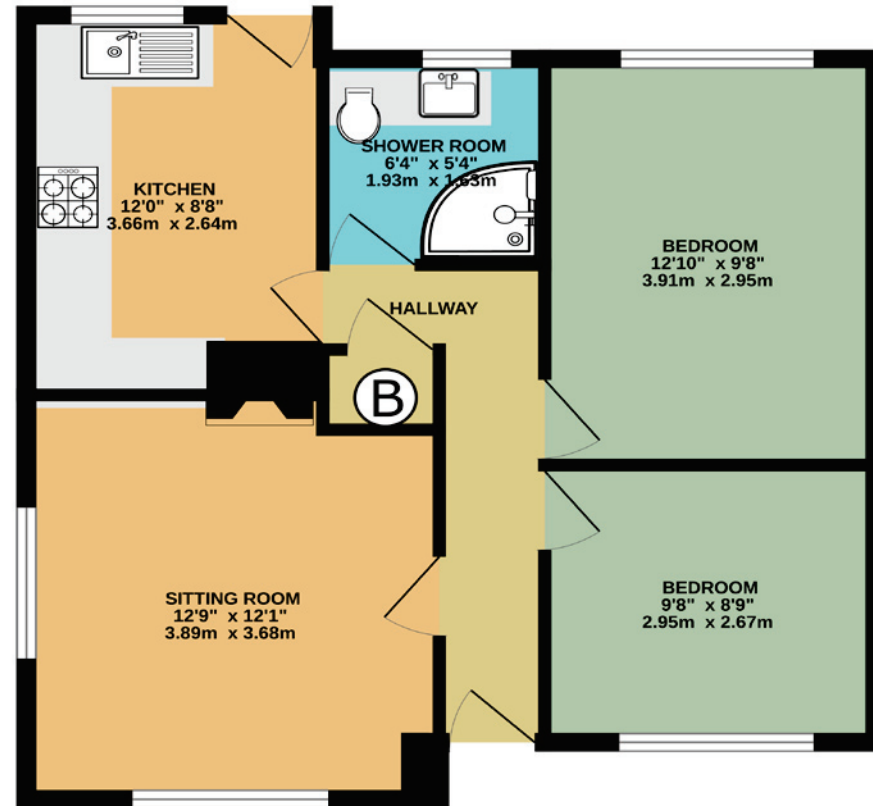
### Tenure

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: £225,000**



TOTAL FLOOR AREA : 561 sq.ft. (52.2 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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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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