



103 BEDINGFIELD CRESCENT  
HALESWORTH, IP19 8ED



Offered with no onward chain, this semi-detached bungalow is located close to Halesworth Town Centre and is offering off road parking, single garage, well maintained gardens and two double bedrooms.

Upon entering through the front door, you are welcomed into the entrance hallway. To the right lies the sitting room, which enjoys views over the front of the property and features a fireplace as its central focal point. The kitchen is fitted with a range of wall and base units, along with a useful pantry and storage cupboard. Leading off the kitchen is the conservatory, which provides additional space and can also accommodate extra white goods. Off the central hallway you will find bedroom one, which is a spacious double room overlooking the rear garden, while bedroom two is also a double with front-facing views. Located in the hallway is the airing cupboard that houses the immersion heater. The bathroom is fitted with a shower, wash basin, and toilet.

Externally, the property offers off-road parking for multiple vehicles, in addition to a single garage. The front garden is well maintained, while the rear garden is fully enclosed and divided into a variety of areas of interest. These include a patio directly to the rear of the property, established shrubs and trees, and a lawned section.

**SERVICES** Mains water, drainage and electricity are connected. Heating is provided for by way of gas fired central heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

**LOCAL AUTHORITY:** East Suffolk Council – Tax band B

**EPC RATING -** TBC

**TENURE -** Freehold

**VIEWING** Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

**DURRANTS BUILDING CONSULTANCY** Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.



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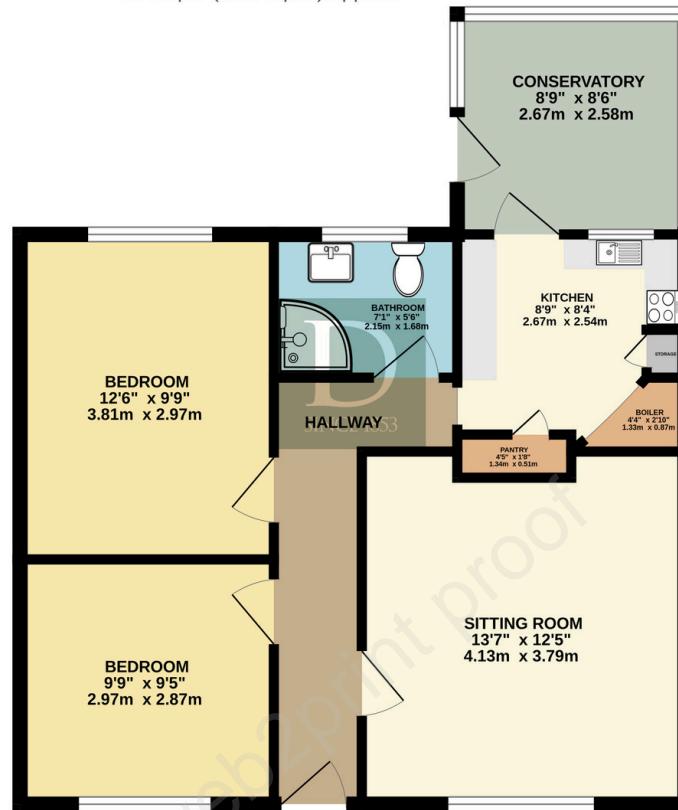




NO ONWARD  
CHAIN

## FLOOR PLAN

GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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### CONTACT US

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