Chartered Surveyors / Estate Agents

Clarke & Simpson









Marsh View, Halesworth Road, Cookley, Halesworth, IP19 0LX

A three bedroom detached bungalow of non-standard construction, requiring general modernisation, situated in a pleasant location with field views, just over two miles from Halesworth.

No forward chain

Guide Price £295,000 Freehold

P7369

Summary

Kitchen, sitting room, shower room, three bedrooms and bathroom. Off road parking and double garage. Grounds of 0.35 acres.

Location

The property is situated within the parish of Cookley which is just over two miles from the popular market town of Halesworth. Halesworth itself offers a full range of local shopping and commercial facilities as well as schooling and a railway station. The Suffolk Heritage Coast with popular towns and villages such as Southwold, Walberswick and Dunwich is about eleven miles to the east.

Description

Marsh View is a pre-fabricated steel framed bungalow (Arcon MkV) with a brick skin under a tiled roof. Interested parties are advised to investigate with their mortgage broker as to whether it is possible to obtain a mortgage.

The agents have both a summary regarding Arcon Bungalows and a survey which can be emailed to interested parties.

The property has night storage heaters throughout and some UPVC double glazed windows. It sits in a rural location and enjoys field views.

A door to the rear of the bungalow provides access to the hallway where doors lead off to a shower room, the kitchen and also the sitting room. The sitting room has an open fire and door to a lobby with airing cupboard and access to three double bedrooms and a bathroom.

Outside, there is off road parking, a front garden and rear garden with the grounds in total extending to approximately 0.35 acres. In addition, is a detached brick built double garage with an electric up and over door to the front. The garage measures 22' x 15'.









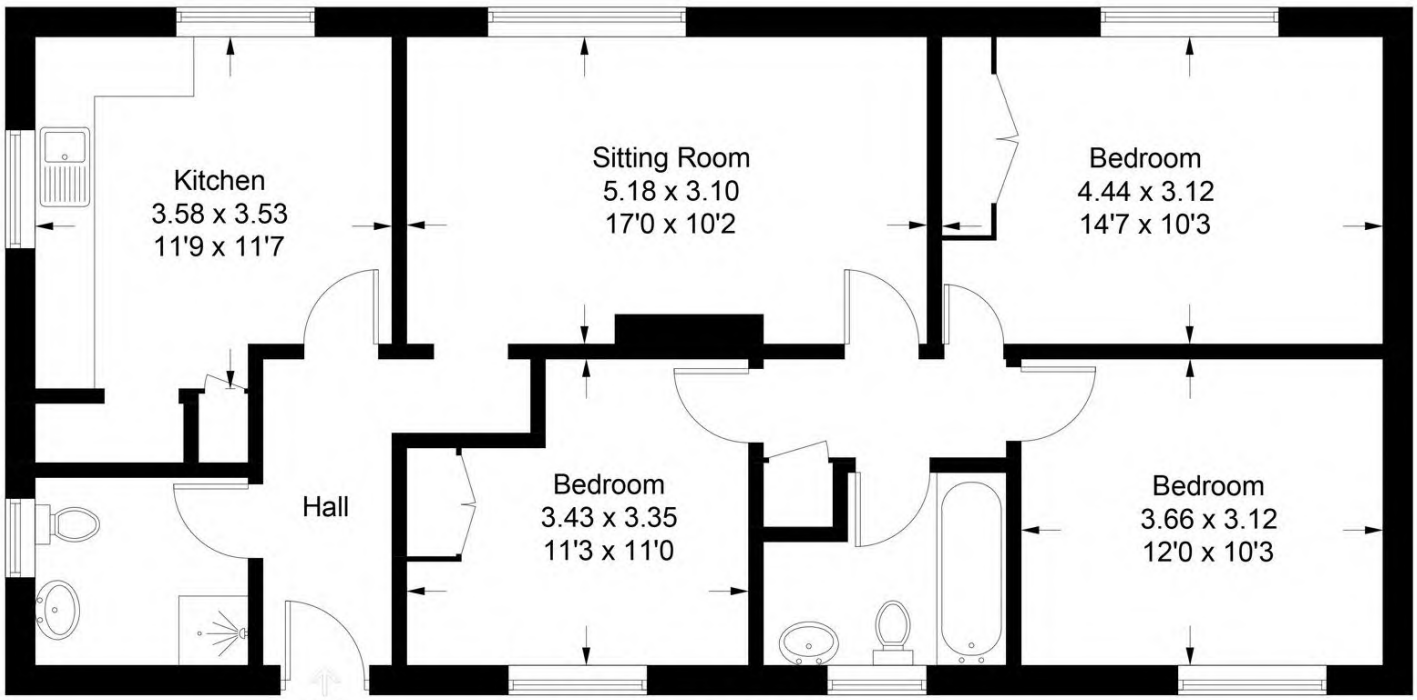






Marsh View, Cookley

Approximate Gross Internal Area = 86.5 sq m / 931 sq ft



Ground Floor

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Directions

From Halesworth proceed in southerly direction on the B1117 and then bear right onto the small lane towards Cookley. Having passed Valley Farm on the left hand side, continue past Bucks Farm on the right to a cluster of dwellings on the right where the property will be found on the right hand side.

What3Wordslocation:///reduction.cheesy.king

Viewing - Strictly by appointment with the agent.

Services - Mains water and electricity. Night storage heaters. Sewage treatment plant.

Broadband - To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Phones - To check the mobile phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

EPC - Rating = D (Copy available upon request)

Council Tax - Band C; £2,123.96 payable per annum 2026/2027

Local Authority - East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000



NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.



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