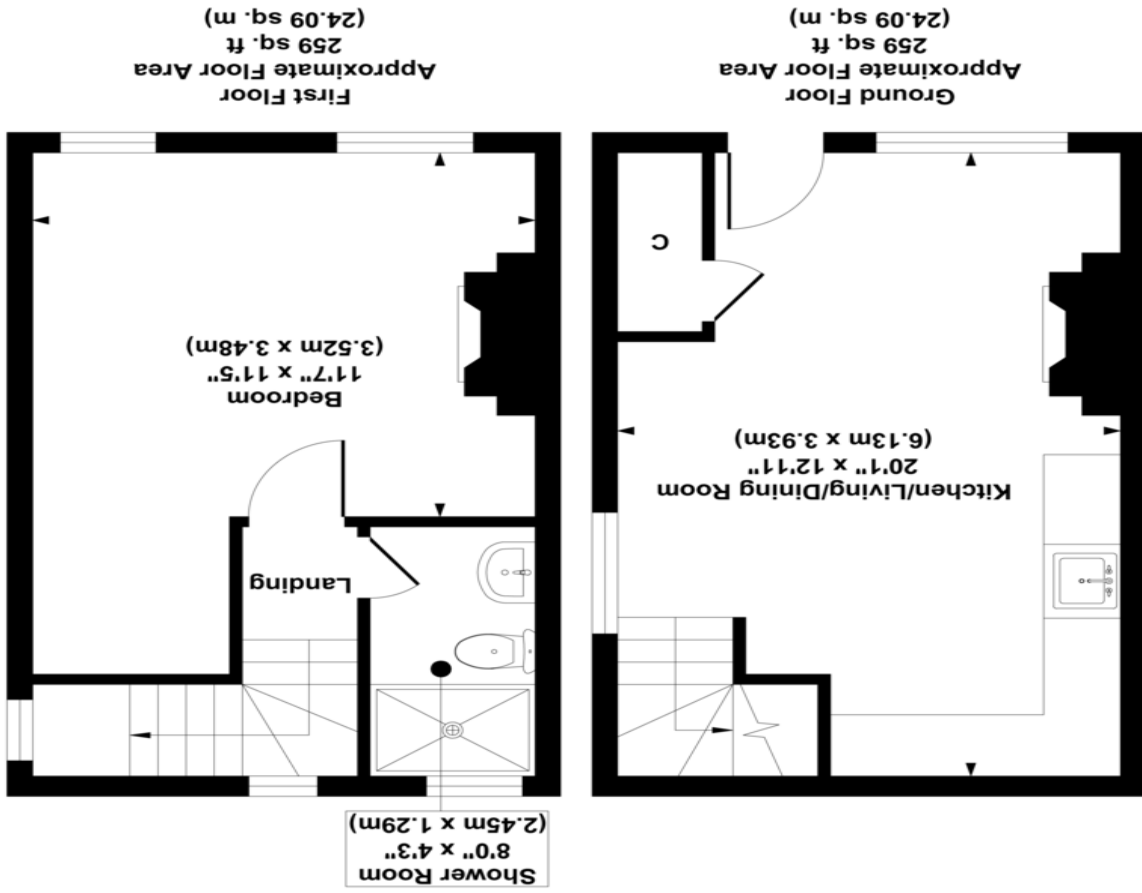




**Druce Estate & Letting Agents Ltd**  
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**Approx. Gross Internal Floor Area 518 sq. ft / 48.18 sq. m**  
 Measurements are approximate, including gross internal area. Room measurements are generally into bay windows, recesses and the longest wall length. Floor plans are not necessarily to scale and are intended for guidance purposes only. Any potential purchaser or tenant must satisfy themselves to the quoted accuracy.  
 Produced By Elements Property



**About us:** Druce Estate and Letting Agents is a vibrant, independent, family run business, which was opened in April 2011 by Linda and Oliver Druce. In 2017 they expanded their services to include a bespoke service to encompass The Finest Coastal and Country Homes of Suffolk. They have over 30 years of experience in the industry both locally and in Canada and always strive to give their customers an outstanding service and successful results.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. All measurements are approximate and should be verified by the purchaser. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**Two Volunteer House, Leiston**

**Asking Price Of £195,000**



## Property Summary

Two Volunteer House is a desirable end of terrace home, part of three newly refurbished dwellings previously known as the Volunteer Public House which dates back to Victorian times. Each of these dwellings offer high quality residences benefitting from today's modern conveniences whilst retaining many original features. The large original feature windows to the front and side of the ground floor living/dining space creates a very light, open plan area with a fully fitted kitchen and feature fire place. Upstairs there is a master bedroom with deep wardrobe space, sash windows and adjoining stylish shower room. The front of the property is paved and framed by elegant black iron railings and private gate to front entrance. Allocated parking is provided with an electric charging point and bike rack in the car park accessed from Paradise Place. This property is ideal for downsizers, first time buyers, bolt hole or investment. Enjoy the best of both worlds in this character home with shops on your doorstep and the beautiful Suffolk coast and countryside just a few minutes' drive away.

## Property Features

- FAST POSSESSION POSSIBLE
- Tastefully refurbished throughout whilst retaining some original feature
- Character 1 bedroom end of terrace home
- Bright open plan living space
- Fully equipped kitchen with integrated appliances
- Generous master bedroom with shower room
- Paved courtyard enclosed by a smart black railing to the front and side
- Allocated parking space in a private car park
- Centrally located close to the shops and amenities
- A short drive to the beautiful heritage Coast



## Property Description

### APPROXIMATE INTERNAL MEASUREMENT

518 sq ft - 48.18 sq m

Outside light, front door leading to

### OPEN PLAN KITCHEN/ LIVING/ DINING AREA

20' 1" x 12' 11" (6.12m x 3.94m) Features a large original shape window to the front aspect, further window to the side aspect. Extensive range of indigo kitchen cabinets with integrated Indesit electric oven and gas hob, slim line dishwasher, fridge/freezer, Franke hood extractor fan, and Hoover washer/dryer, with pure white worktops. Cupboard housing Vaillant gas fired combi boiler. Spotlights to ceiling and wood laminate floors. Original fireplace with cast iron black inset and green ceramic tiles to the sides, white painted surround.

Under stairs cupboard for storage.

Stairs rising to

### 1<sup>ST</sup> FLOOR LANDING

Window to side aspect doors to

### MASTER BEDROOM 11' 7" x 11' 5" (3.53m x 3.48m)

2 windows to front aspect, deep recess for wardrobe storage. Original decorative fireplace, cast iron black inset and painted white surround. Hatch to attic. Carpet to floor

**SHOWER ROOM** Double size shower cubicle with Aqualisa rain head shower and adjustable shower head, built in wc, with shelf above, vanity unit with cupboards below, inset wash hand basin and towel warmer. Charging point for an electric toothbrush and shaver point plus extractor fan. Vinyl floor and spotlights to ceiling.

**OUTSIDE** 4' 58" x 4' 42" (2.69m x 2.29m) Indian sand stone paved area to the frontage with elegant black railings and a gate to the side leading to the front door. Allocated parking, electric charging point and a bike rack in private car park off Paradise Place.

## Viewings

By accompanied appointment with a member of staff.

## Local Authority

East Suffolk Council, Council Offices, Station Road, Melton, Suffolk IP12 1RT Tel: 01394 383 789

## Tax Band

Council Tax Band TBC.

**NB** Items depicted in the photographs are not necessarily included in the sale.

## Services

Electricity, gas, mains drains and water are connected to the property.

## Agents Note

Expected rental £850.00 PCM

Yield average 5%

## Thinking of moving?

Can we help you with an up to date valuation of your property? We can also recommend excellent professionals for a mortgage or legal representation.