



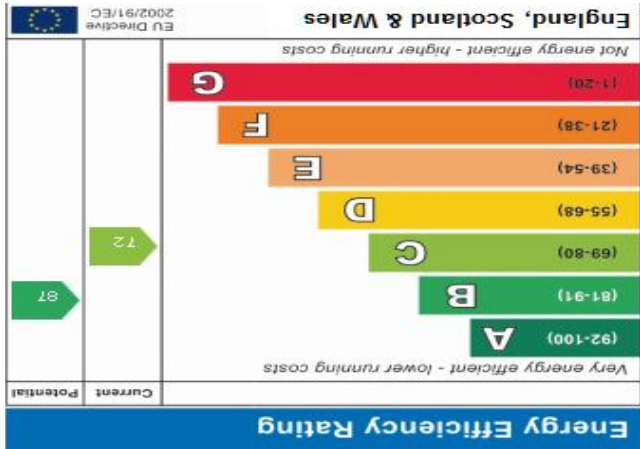
Leiston

Guide Price £250,000

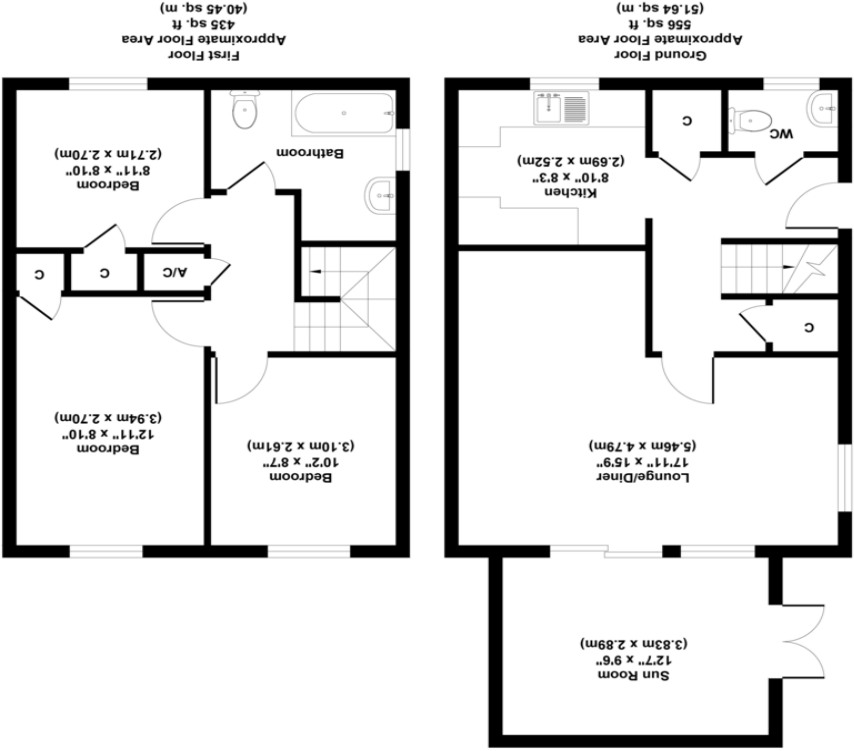
About us: Druce Estate and Letting Agents is a vibrant, independent, family run business, which was opened in April 2011 by Linda and Oliver Druce. In 2017 they expanded there services to include a bespoke service to encompass The Finest Coastal and Country Homes of Suffolk. They have over 30 years of 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. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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Prospect Place, Leiston

Approx. Gross Internal Floor Area 991 sq. ft / 92.09 sq. m
Measurements are approximate, including gross internal area. Room measurements are generally in to 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

Property Summary

This modern 3 bedroom semi-detached home has scope to put on your own stamp! It offers a spacious living/dining room, bright summer room and enclosed rear garden plus an attached garage. It also benefits from a new boiler and double glazed windows and doors. Great location, just a short walk to the shops/amenities and only a 5/10 minute drive to Sizewell beach, Thorpness and Aldeburgh.

NO ONWARD CHAIN.

Property Features

- Spacious 3 Bedroom Semi-Detached Home
- Bright Summer Room
- Modern Style Kitchen
- Large L Shaped Living/Dining Area
- Enclosed Garden With Large Patio Area
- Garage and Driveway
- Located Within A Short Walk To Shops/Amenities/schools
- 5/10 Minute Drive To Coastal Areas
- **NO ONWARD CHAIN**



Property Description

Approximate Internal Floor Area:
990 Sq. Feet (92 Sq. Metres)

This property Comprises Of:

Front Door: UPVC front door with two decorative panels. Door to:

Hallway: Stairs to first floor with an under stairs cupboard. Doors to:

Cloakroom: Window to side aspect. Close coupled wc and a corner pedestal hand basin.

Storage cupboard: Housing electricity box.

Kitchen: 8' 10" x 8' 3" (2.69m x 2.52m) Window to front aspect. Range of upper and lower cabinets and drawers. Space for slot in gas/electric cooker, space for tall fridge/freezer and plumbing for under cabinet dishwasher.

Living/ Dining Room:
17' 11" x 15' 6" (5.46m x 4.79m) Window to side aspect and rear door to sunroom.

Sunroom: 12' 7" x 9' 6" (3.83m x 2.89m) Sliding patio doors to rear and French doors to side aspect.

Stairs to First Floor:

Landing: Hatch to attic. Airing cupboard.

Bedroom 1: 8' 11" x 8' 10" (2.71m x 2.70m) Window to front aspect. Built in double wardrobe.

Bedroom 2: 12' 11" x 8' 10" (3.94m x 2.70m) Window to rear aspect. Built in wardrobe.

Bedroom 3: 10' 2" x 8' 7" (3.10m x 2.61m) Window to rear aspect.

Bathroom: Window to side aspect. Panel bath with wall mounted shower and adjustable shower head. Pedestal hand basin and Close coupled wc.

OUTSIDE

Attached Garage: Up and over doors with power and light connected. Covered side passage to rear garden and gate to front and driveway.

Rear Garden: This enclosed good sized rear garden is mainly laid to lawn with a large patio area. Accessed through the summer room and pathway and gate to the front of the property.

Rental Income: Potential rental price of £900/£950 PCM. The property is currently tenanted until August.

Local Council: East Suffolk Council, Council Offices, Melton Hill, Woodbridge, Suffolk IP12 AU Tel: 01394 383 789

Council Tax Band C.

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.

