

EST.  1993

JENNIE JONES

ESTATE AGENTS



**9 Archway Cottages, Valley Road, Leiston, Suffolk, IP16 4AR.**

**GUIDE PRICE**

**£210,000**

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; SITTING ROOM / DINING ROOM; KITCHEN; FAMILY BATHROOM;  
THREE BEDROOMS; FAMILY BATHROOM; FRONT AND REAR GARDEN; ALLOCATED PARKING**

### **THE PROPERTY**

9 Archway Cottages is a charming Victorian three bedroom mid terrace home situated on the eastern edge of Leiston within easy reach of the local amenities. The property is well presented for sale and offers UPVC Double glazing throughout, gas fired heating, some original features including a feature fireplace in the main sitting room and stripped panel doors throughout.

Accommodation is set over two floors, entrance via UPVC part glazed door to; entrance hall, glazed door leads into open plan sitting room / dining room dual aspect room windows front and rear with feature Victorian style fireplace, stairs off, door leads through to kitchen with range of eye and base level units, rear hall leads to family bathroom with panelled bath, pedestal wash hand basin and LLWC, upstairs landing with doors off to three bedrooms, master bedroom front aspect, bedroom two rear aspect and bedroom three rear aspect. Outside front low leading wall enclosed path leading to the front door. Rear garden is enclosed with astro turf area, raised decking area, rear gate to allocated parking area at the rear.

To appreciate the location and the accommodation offered, viewing is strongly recommended.

### **LOCATION**

Leiston offers a good selection of shops and a supermarket that cater for all day to day needs and the town has primary and secondary schools along with a library and sports centre. Leiston is ideally located for access to the Suffolk Heritage Coast and to the coastal town of Aldeburgh which is home to the internationally famous music festival with most concerts being held at the Snape Maltings complex. Attractions of the surrounding area include the RSPB sanctuary at Minsmere and a variety of walks and cycle paths. Further facilities can be found at Saxmundham which has Waitrose and Tesco supermarkets and a railway station that provides a regular service via Ipswich to London (Liverpool Street).

**LOCAL AUTHORITY**

East Suffolk Council,.

**COUNCIL TAX BAND: = A**

**SERVICES:**

We understand that mains water, electricity and drainage are connected. Heating by gas boiler.

**TENURE:** Freehold

**VIEWING**

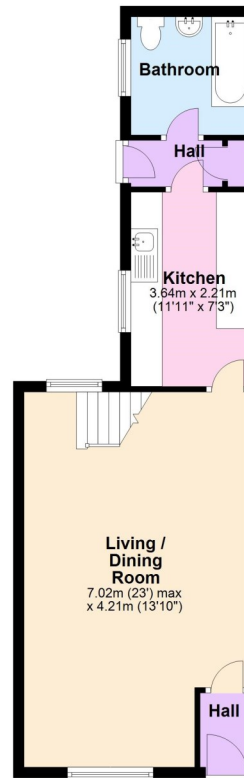
By appointment through Jennie Jones Estate Agents:

**SAXMUNDHAM** (01728) 605511.

**email:** [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING: = D**

**Ground Floor**  
Approx. 45.1 sq. metres (484.9 sq. feet)



**First Floor**  
Approx. 37.8 sq. metres (406.9 sq. feet)



Total area: approx. 82.9 sq. metres (891.8 sq. feet)

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.



















