



JENNIE JONES

EST. 1992

ESTATE AGENTS

HIGH GREEN

Leiston | Suffolk

£1450.00

PER MONTH

7 HIGH GREEN LEISTON IP16 4ET

- Kitchen / Dining Room ● Conservatory ●
- Sitting Room ● Bathroom ● Bedroom ●

The Property

A charming Grade II Listed mid-terrace house offering light, generous accommodation and a wealth of character features. Situated close to Leiston's amenities and just a short distance from Sizewell and the Suffolk Coast, this is a wonderful opportunity to rent a beautifully proportioned home.

The front door opens into an entrance hall with stairs to the first floor and useful understairs storage. The modern kitchen enjoys a front aspect and is fitted with a range of units, tiled splashbacks, an inset hob with extractor, built-in oven, integrated fridge, freezer and dishwasher, as well as a pantry cupboard and tiled flooring.

The sitting/dining room is a generous and welcoming space with window overlooking the south-facing rear garden. A door opens into a rear lobby with access to the garden and a ground-floor cloakroom with toilet and wash basin.

Upstairs, the landing has a built-in linen cupboard (with plumbing for a washing machine). The first-floor cloakroom is fitted with a toilet and vanity wash basin. The principal bedroom has two front-facing windows, while bedrooms two and three overlook the garden. The family bathroom features a roll-top bath with shower attachment, ornate wash basin and heated towel rail.

Outside, the property has a small front garden, and a delightful south-facing rear garden, mainly laid to lawn. A rear gate leads to a footpath providing access to the single garage located in a nearby block. Available immediately. Viewing is highly recommended to appreciate the proportions and period charm.

CHARMING GRADE II LISTED HOME WITH HIGH CEILINGS, SOUTH FACING GARDEN AND GARAGE.



The Location

Leiston offers a good range of everyday amenities including shops, a supermarket, schools, library, and leisure centre. The town lies close to the Suffolk Heritage Coast and the popular seaside town of Aldeburgh, home to the internationally renowned Snape Maltings concert venue. The area is rich in nature and leisure opportunities, including the RSPB reserve at Minsmere and a variety of coastal and countryside walks.

The nearby town of Saxmundham offers further shopping options with Waitrose and Tesco supermarkets, and a mainline railway station providing regular services via Ipswich to London Liverpool Street. Sizewell is within easy reach, making this an ideal location for those working locally.

Services

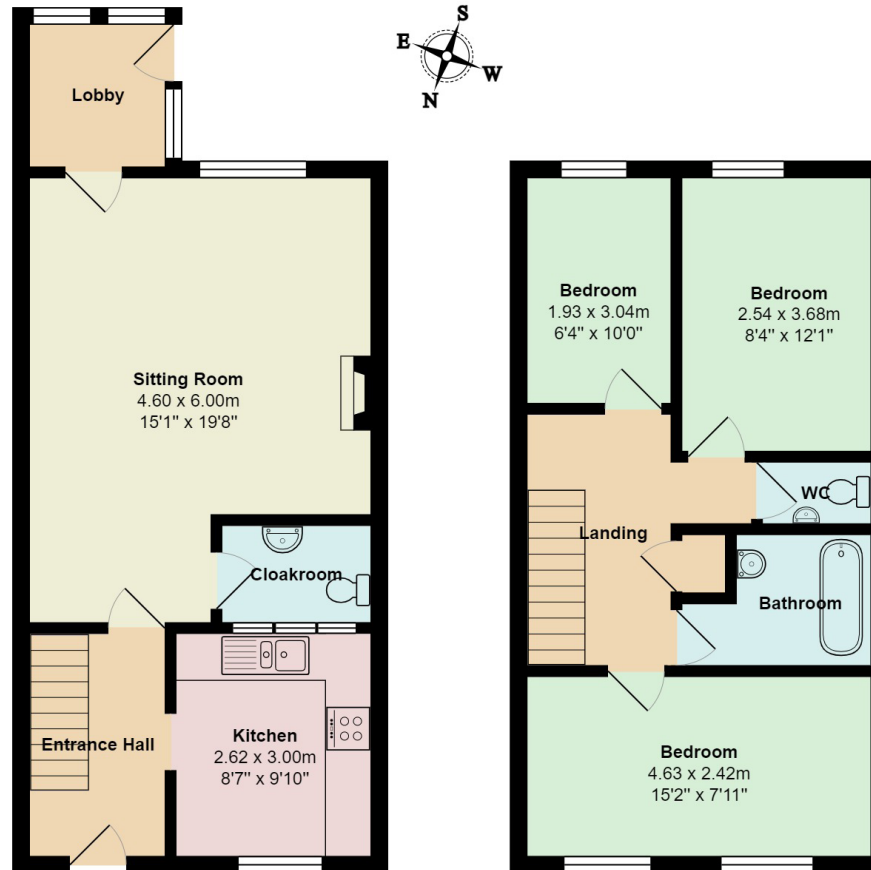
Mains water, drainage, gas and electricity.

Local Authority

East Suffolk Council – Band A

EPC Rating: D





Total Area: 88.4 m² ... 951 ft²

All measurements are approximate and for display purposes only

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