



**Prospect Place, Leiston, IP16 4AL**



**welcome to**

## **Prospect Place, Leiston**

A perfect property for a first time buyer, investor or anyone looking to downsize. Finished to a high standard throughout, you could move your furniture in and live happily in this two bedroom home with fantastic access to all amenities within Leiston.

### **Location**

Leiston is close to RSPB Minsmere, a perfect place for walkers and cyclists to explore the Suffolk coastline as it is situated near Aldeburgh, Thorpeness and Saxmundham.

By Bus: Local services running to Saxmundham, Halesworth and Aldeburgh with onward connections.

By Rail: Direct services from Saxmundham Rail Station to Lowestoft, Ipswich with connections to London Liverpool Street and Norwich. All train tickets can be purchased via the Greater Anglia Website.

### **Accommodation**

#### **Entrance Door Into:-**

#### **Living Room**

12' x 10' 11" ( 3.66m x 3.33m )

Double glazed windows to front and side aspects. A combination of carpet and wood flooring. Inset shelving. Log burner.

#### **Dining Room**

9' 7" x 9' ( 2.92m x 2.74m )

Double glazed window to rear aspect. Log burner with exposed brick surround. Under stairs cupboard with power and light.

#### **Kitchen**

9' 9" x 6' 2" ( 2.97m x 1.88m )

Double glazed windows to side and rear aspect. Base and eye level units with adjoining worktop. Sink with mixer tap over. Fitted electric oven with induction hob and extractor fan over. Space for fridge/freezer and washing machine.

### **Internal Hall**

Double glazed door to side aspect. Stairs to first floor.

### **Landing**

Double glazed window to side aspect. Carpeted flooring. Loft hatch. Airing cupboard housing boiler.

### **Bedroom One**

12' x 10' 10" ( 3.66m x 3.30m )

Double glazed window to front aspect. Carpeted flooring. Feature fireplace. Radiator.

### **Bedroom Two**

9' 7" x 6' ( 2.92m x 1.83m )

Double glazed window to rear aspect. Carpeted flooring. Brick chimney. Radiator.

### **Bathroom**

Steps down into bathroom. Three piece suite comprising of enclosed bath with shower over, low level WC and pedestal wash hand basin. Obscure double glazed window to rear aspect. Storage cupboard. Radiator.







## Outside

### Driveway

A large concrete double width driveway to allow off road parking for up to four cars. Gate to rear access.

### Courtyard

Small concrete courtyard accessed via rear door.

### Services

Mains Electricity

Mains Gas

Mains Water

Mains Drainage



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## **Prospect Place, Leiston**

- Perfect For First Time Buyers, Investors Or Downsizing
- Two Reception Rooms With Log Burners
- Two Bedrooms & First Floor Bathroom
- Large Driveway For Off Road Parking
- Small Enclosed Rear Courtyard

Tenure: Freehold EPC Rating: D

offers over

**£190,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
FLH105039 - 0002

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