

*A three bedroom, semi-detached former local authority house, in need of light renovation and refurbishment, close to the heart of the popular town of Leiston, a short drive from the Heritage Coast.*

Guide Price  
£200,000 Freehold  
Ref: P7539/B

53 Waterloo Avenue  
Leiston  
Suffolk  
IP16 4HN



Entrance hall, sitting room, dining room, kitchen and cloakroom  
Three first floor bedrooms, family bathroom and a separate WC.  
Garden to the front and generous enclosed garden to the rear.  
Off-road parking for two-three vehicles.

**No onward chain**

#### Contact Us



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## Location

53 Waterloo Avenue is located within walking distance of the centre of Leiston. Leiston benefits from a high street which offers a good variety of independent retailers, together with a Co-operative supermarket. There is also the popular Leiston Film Theatre, a post office, Barclays Bank, a library, museum, garage, a number of public houses, Leiston Primary School with nursery and Alde Valley High School. Saxmundham lies about three miles to the west where there are further facilities, including Waitrose and Tesco supermarkets, and rail services to Ipswich with some direct trains through to London's Liverpool Street station. The Heritage Coast, with the popular coastal villages and towns of Thorpeness and Aldeburgh, is within two miles. The county town of Ipswich lies about twenty miles to the south-west.

## Description

53 Waterloo Avenue is a three bedroom, semi-detached former local authority house with brick and rendered elevations under a pitch tiled roof, believed to have been constructed in 1920. The property offers well laid out accommodation over two floors and is in need of light renovation and refurbishment.

The accommodation comprises an entrance hall with doors off to a dual aspect dining room with windows to front and side. The sitting room is also dual aspect room with windows to front and rear. A door leads from the dining room through to the kitchen which fitted with a range of wall and base units with roll top work surfaces over incorporating a stainless steel single drainer sink unit with taps over, tiled splash backs, and with space for appliances. There is also an extractor fan, a large built-in cupboard with shelving and windows to the side and rear. A door opens to the rear lobby which has a partially glazed door to the garden and a door to the cloakroom with obscure window to the rear.

From the entrance hall stairs rise to the first floor landing with doors off to the bedrooms. Bedroom one is a dual aspect room with a built-in wardrobe with hanging rail and shelf above and a built-in Airing Cupboard with a pre-lagged water cylinder and a wall mounted gas fired boiler. Bedroom two is a further double room with a window to the front and a wall mounted radiator. Bedroom three is a generous single or small double room with a window to the rear, wall mounted radiator and fitted shelves. There is a family bathroom with obscure window to the rear, a bath with taps over in tiled surround and a wall hung basin with splashback. There is a separate low level WC and a window to the rear.

The property benefits from UPVC double glazing and gas fired central heating throughout via strategically placed radiators.

## Outside

The property is approached from the highway via a driveway providing off-road parking for two vehicles. A pathway leads through the lawned front garden to the entrance door. There is a gated access to the side leading to the rear of the property where there is a generous garden, mainly laid to lawn and which is in excess of 100ft in length. There are established fruit trees and a former vegetable plot enclosed by a selection of fencing, a timber shed and a timber summerhouse.

## Note 1

It is essential that each buyer "wet" signs a copy of the Flagship Declaration of Interest Form. Please contact the agent for further details.

## Note 2

Flagship Housing Ltd have a restriction against use of the property as a House of Multiple Occupation (HMO). The incoming purchaser may wish to explore a release of this restrictive covenant with Flagship Housing Ltd directly.









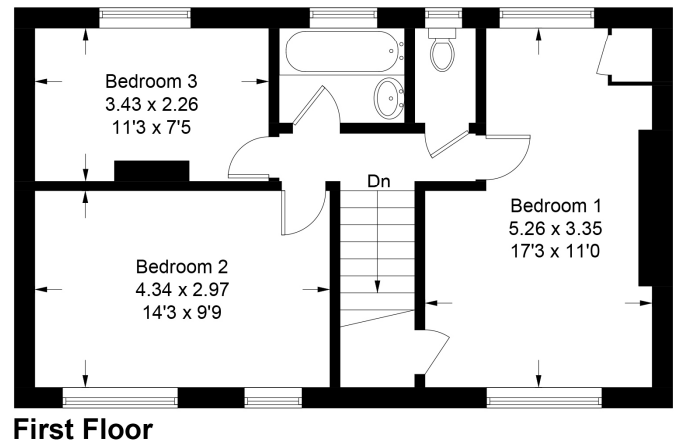
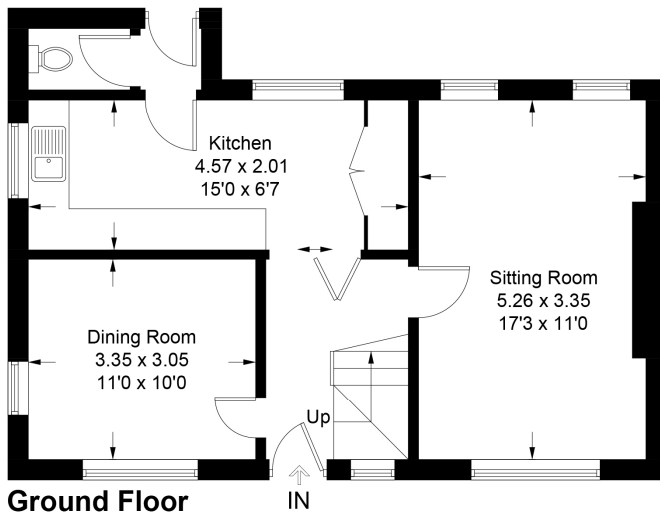






## 53 Waterloo Avenue, Leiston

Approximate Gross Internal Area = 99.4 sq m / 1070 sq ft



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**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage and electricity. Gas fired central heating.

**Broadband** To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating = C (Copy available upon request)

**Council Tax** Band B; £1,721.09 payable per annum 2024/2025.

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. There is an engrossment fee of £150 payable by the purchaser upon completion.
4. Flagship Housing Ltd have a restriction against use of the property as a House of Multiple Occupation (HMO). The incoming purchaser may wish to explore a release of this restrictive covenant with Flagship Housing Ltd directly.

**March 2025**

## Directions

Heading from the market town of Saxmundham to Leiston on the B1119, continue into Leiston passing the cemetery on your left and continue into Waterloo Avenue where the property can be found towards the bottom of Waterloo Avenue identified by a Clarke and Simpson for sale board.

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