

A three bedroom end of terrace former local authority house now in need of refurbishment and renovation, located just a short walk from the amenities of the town of Leiston.

Offers In Excess Of
£195,000 Freehold
Ref: P7552/B

5 St Margarets Crescent
Leiston
Suffolk
IP16 4HS



Entrance hall, sitting room, dining room, kitchen, downstairs cloakroom.

Three good size first floor bedrooms with bathroom and separate WC.

Gardens to front and rear.

On-street parking.

Contact Us



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Location

5 St Margarets Crescent is a short walk from the centre of the amenities of the town. 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

5 St Margarets Crescent is a three bedroom, end of terrace house of solid wall construction, built circa 1920s and is now in need of renovation and refurbishment. The property is located on the western side of the town but is just a short walk from the amenities of the town. From the entrance hall there are doors that lead off to the sitting room. This is a dual aspect room with windows to front and rear and wall mounted radiator. Separate dining room with windows to front and side and wall mounted radiator. Downstairs cloakroom with obscure window to rear, low-level WC, wall hung basin with mixed tap over and tile splashbacks and wall mounted radiator. Kitchen with windows to the side and rear, matching range of fitted wall and base units with stainless steel single drain sink unit incorporated into worktops with tile splashbacks, space for electric cooker and space for appliances, extractor fan and door to rear lobby. From here there is a door to the boiler room with window to rear and wall mounted gas-fired Vaillant boiler and from the hall a further partially glazed door leads to the garden. Stairs take you to the first floor landing where there is access to the loft. Doors off to bedroom one - a dual aspect bedroom with windows to front and rear, built in airing cupboard housing pre-lagged water cylinder and slatted shelves and built-in wardrobe with hanging rails and wall mounted radiator. Bedroom two is a further double bedroom with two windows to front and wall mounted radiator. Bedroom three is a good size single with a window to side and wall mounted radiator. Bathroom with obscure window to rear, panel bath with mixed tap over and shower attachment with tile surround, pedestal handwash basin, extractor fan and ceramic tiled floor. Separate WC off the landing with obscure window to rear and low-level WC.

Outside

The property is approached from the highway via a pathway leading through the front garden to the front door and giving side access to the rear garden. The front garden is mainly laid to lawn and enclosed by fencing and hedging. The rear garden is enclosed by panel fencing and hedging and is mainly laid to lawn with established shrubs and bushes with concrete hardstanding and access to side. There is on-street parking. The property also benefits from gas-fired central heating and UPVC double glazing.

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.

Note 3

Flagship require the property to be marketed for a minimum of fourteen days before considering offers.



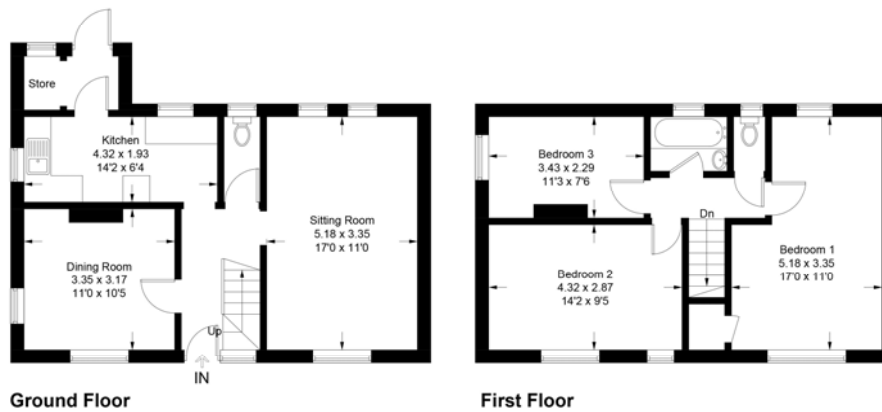






5 St. Margarets Crescent, Leiston

Approximate Gross Internal Area = 94.1 sq m / 1013 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity serve the property.

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; £1,800.91 payable per annum 2025/2026.

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.
5. Flagship Group has informed the agent that there may be a covenant upon the garden of the property. Please speak to the agent for further information.
6. In cases where applicants are purchasing the property with cash funds, the vendor requires exchange and completion to take place within 28 days of instructing legal representatives and reserves the right to abort the sale if this condition is not met.

April 2025



Directions

Heading from Saxmundham on the B1119 heading into Leiston on Waterloo Avenue, take the second turning on your left into St Margarets Crescent and the property can be found immediately on your left, identified by a Clarke and Simpson For Sale board.

For those using the What3Words app: [///surcharge.enchanted.abundance](https://www.what3words.com/surcharge.enchanted.abundance)



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