

*A pretty two bedroom, red brick, end of terrace cottage, presented in fair order throughout, located a short walk from the amenities of the popular town of Leiston.*

Guide Price  
£150,000 Freehold  
Ref: P7710/B

73 Central Road  
Leiston  
Suffolk  
IP16 4DD



Entrance hall, sitting room, kitchen/dining room and shower room.

Two first floor double bedrooms and a family bathroom.

Enclosed courtyard to the rear.

Brick built store.

Enclosed garden to the side and bisected garden to the rear.

On-street parking.

No onward chain.

#### Contact Us



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## Location

73 Central Road is located close to the amenities of the town, which benefits from a high street offering 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

73 Central Road is a charming two-bedroom, red-brick end-of-terrace cottage, dating back to circa 1903. Constructed of solid wall build, the property retains its period character and offers well-proportioned accommodation arranged over two floors. While generally in fair condition throughout, the home would benefit from basic cosmetic refurbishment, providing an excellent opportunity for a new owner to personalise the interiors. The ground floor comprises an entrance hall, sitting room, kitchen/breakfast room, and a shower room. Upstairs, there are two good-sized bedrooms and a family bathroom, making this an ideal home for first-time buyers, downsizers, or investors alike.

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

The front door opens into a welcoming entrance hallway, featuring stairs to the first-floor landing and doors leading to both the sitting room and the kitchen/dining room. The sitting room is located at the front of the property and benefits from a large window that allows plenty of natural light. To the rear of the property, the kitchen/dining room is fitted with a range of modern wall and base units, roll-top work surfaces, tiled splashbacks, and a stainless steel single drainer sink unit. There is space for a gas or electric cooker, as well as plumbing and space for a washing machine and additional appliances. A breakfast bar offers informal dining, and a door leads to a useful understairs pantry with tiled flooring. From the kitchen, a partially glazed door opens to the rear lobby, which features a ceramic tiled floor and provides access to the rear courtyard via a part-glazed external door. Off the lobby is the ground floor shower room, which includes an obscure window to the side, a quadrant shower cubicle with mains-fed shower, a low-level WC, and a wall-hung basin. The room is finished with tiled splashbacks and non-slip flooring.

On the first floor, the landing provides access to two double bedrooms and the family bathroom. There are two loft access points and a built-in airing cupboard housing a pressurised water cylinder and slatted shelving. Bedroom one is a spacious double room at the front of the property, with two windows, a built-in wardrobe, hanging rail, and shelf above. Bedroom two is another double bedroom, located at the rear, and enjoys views over the courtyard. The family bathroom is well-appointed with engineered oak flooring, an obscure window to the rear, a panelled bath, pedestal wash basin, and close-coupled WC. The room also features partially panelled walls.

## Outside

The property is accessed from the highway via the front garden, which is enclosed by a low-level wall and features a gated entrance. A pathway leads directly to the front door. To the side of the property is a generous garden area, primarily laid to lawn, with gated access leading to a path at the rear of the property. The rear, courtyard area provides access to a brick-built outbuilding, offering useful storage space. A gate from here also leads to the path that runs behind the property and also gives access to the bisected garden which is enclosed by panel fencing and a red brick wall.

## Note to Interested Parties

Please read and absorb the agents notes listed towards the end of these particulars.





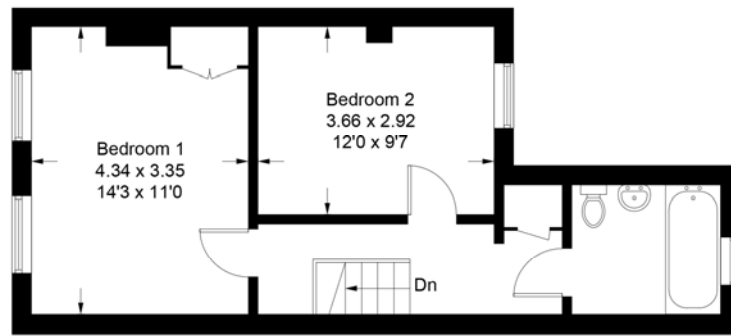




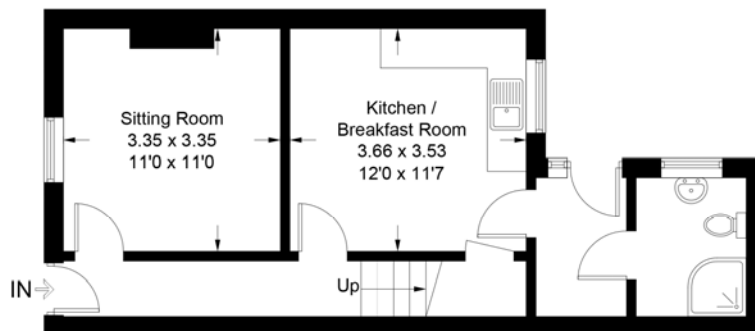


## 73 Central Road, Leiston

Approximate Gross Internal Area = 78.2 sq m / 842 sq ft



**First Floor**



**Ground Floor**

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Produced for Clarke and Simpson



*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, gas and electricity.

*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 from the agents upon request).

*Council Tax* Band A; £1,543.63 payable per annum 2025/2026

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk  
IP12 1RT; Tel: 0333 016 2000.

## 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. The vendor Flagship Housing Ltd does require offers to be accompanied by a completed Declaration of Interest form and a Buyer Qualification form which are available from the Agent. 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.
4. The property must be marketed for a minimum of 14 days before any offers are to be considered.
5. Please also note that all properties built before 2000 will have some degree of asbestos, a report may be available to obtain from Flagship but buyers are encouraged to conduct their own searches.
6. There is an engrossment fee of £150 payable by the purchaser upon completion.
7. Flagship have requested a Regulated Drainage & Water Search and a Regulated Local Authority Search, the cost of which the Buyer will be responsible for on completion. A clause to this effect will be included in the sales contract. We are unable to guarantee that the search results will be available prior to a sale being agreed but will provide the search report once this is available. We cannot be liable for any adverse results which may be revealed when the search is produced and the buyer must rely on their own searches, survey and inspection.
8. On completion the Buyer shall be required to reimburse the Seller the cost of the searches totalling £130.00.
9. Any prospective buyer interested in adding additional units, subdividing the garden, altering the property's use or running a business from home will be required to obtain a release of covenant from Flagship Ltd, along with the necessary permissions.
10. 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.
11. A pathway runs behind this property and the neighbouring properties giving a right of way for pedestrian access for bins etc.
12. There may be restrictive covenants on this property – please contact the selling agent for further information.

*October 2025*





## Directions

Entering Leiston along Waterloo Avenue from the Saxmundham direction, at the traffic lights turn right, taking your next left into Cross Street. Taking the first right into Central Road, proceed to the end of Central Road and No 73 is the last property on the left hand side identified by a Clarke and Simpson For Sale board.

What3Words location: [///spades.worm.insurance](https://www.what3words.com////spades.worm.insurance)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.





## DECLARATION OF INTERESTS BY PROSPECTIVE BUYERS

### Property Address:

This declaration is designed to prevent conflicts of interests between Flagship Housing Limited and prospective buyers of property from Flagship Housing Limited.

As a result of this declaration Flagship Housing Limited may not be able to sell a property to you if you are an employee or Board Member of Flagship Housing Limited or if you are a contractor, consultant or supplier to Flagship Housing Limited or if you are related to or a close personal friend of an employee or a Board Member or a contractor, consultant or supplier to Flagship Housing Limited.

The definition of a “relative” includes – Parents, spouse, domestic/civil partner, child, grandchild, siblings/siblings in-law, step relative or any member of your household.

The form below is for you to declare if you are a Board Member, an employee or a contractor, consultant or supplier to Flagship Housing Limited or a relative or close personal friend of a Board Member, an employee or a contractor, consultant or supplier.

Parties purchasing in joint or under company name must complete **separate DOI forms** for each individual involved in the purchase. This includes all named Directors of the company, for example: *John Doe (on behalf of Jane Doe Ltd)*.

1	Name of individual completing DOI		
2	Date of declaration		
3	Please answer the following questions by crossing out Yes/No as appropriate		
3a	Are you a current employee of Flagship Housing Limited?	Yes	No
3b	Are you a current board member of Flagship Housing Limited?	Yes	No
3c	Are you a principal proprietor, director or employee of any company, firm or practice with which Flagship Housing Limited does business	Yes	No
3d	Are you an employee of the Local Authority or member of a Town or Parish Council or other likeminded organisation working in partnership with Flagship Housing Limited?	Yes	No
3e	Are you related to someone who falls into the category of 3a, 3b, 3c, or 3d above?	Yes	No
3f	Are you a close personal friend to someone who falls into the category of 3a, 3b, 3c, or 3d above?	Yes	No
4	If you have answered 'Yes' to any of Q3, please detail the name(s) of those concerned		



5	Signed	
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**IF PURCHASING AS A COMPANY, PLEASE COMPLETE THE FOLLOWING DECLARATION IN ADDITION TO OVERLEAF**

To satisfy our Regulator, please cross out Yes/No as appropriate to provide specific confirmation that your company **is not** any of the following:

Is the company a registered provider of social housing? (current or intended)	Yes	No
Is your company a non-registered organisation providing social housing?	Yes	No
Is your company a charity? (whether registered with the charity commission or not)	Yes	No
Please provide the name(s) of any additional Director(s) for your company		
Signed		





**Buyer Qualification**

Buyer/s name/s:

Purchased property address:

**Purchaser type: (Circle the correct response)**

First time buyer

Buy to Let

Investor

Owner/Occupier (buy to live)

Other:

**Funding: (Circle the correct response)**

Mortgage

Bridging Loan

Cash

Cash from sale

Gift

Other:

As a cash buyer I can confirm that I will be in a position to exchange contracts within 28 days as required by Flagship Housing Limited.

Signed: