

A spacious three bedroom semi-detached property with private driveway situated on the outskirts of Leiston

Rent £995 p.c.m
Ref: R2242

3 Carr Avenue
Leiston
Suffolk
IP16 4JA



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



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Location

3 Carr Avenue is situated on the edge of the town of Leiston which has a good selection of shops, a medical centre, cinema, recreational grounds and nearby schools.

Leiston itself is situated just four miles north-west of the coastal town of Aldeburgh and two miles from the smaller picturesque coastal village of Thorpeness. Snape, home of the famous Aldeburgh Festival is approximately five miles. Saxmundham (five miles) has a railway station which links with main Inter-City services from the County town of Ipswich (twenty-five miles) to London's Liverpool Street station. The main A12 trunk road, which by-passes Saxmundham, links Lowestoft in the north to Ipswich in the south.

The Accommodation

Ground Floor

Entering through a partially glazed UPVC door into the

Entrance porch

With hanging hooks, shoes rack and a door which leads into the

Kitchen/Dining Room 14'3 x 12'6 (4.34m x 3.81m)

A spacious room with a range modern wall and based units, with a wood effect rolltop work surface, inset stainless steel sink and mixer tap. Space for a washing machine, dishwasher, cooker and fridge freezer. Extractor fan to wall. UPVC window to the front elevation. Space for a good size dining table. Single panel radiator. A door leads to :

Living Room 14'4 x 15'9 (4.36m x 4.80m)

A good size family room with sliding UPVC patio doors into the **Garden**. TV and BT points. Single panel radiator. Staircase leading to the first floor.



A staircase leads from the sitting room to the landing and

First Floor

Bedroom One 12'6 x 10'9 (3.81m x 3.27m)

A double bedroom with UPVC window to the front elevation. Single panelled radiator. TV point.

Bedroom Two 12'7 x 8'1 (3.83m x 2.46m)

A small double bedroom with UPVC window to the rear elevation. Single panelled radiator. Built-in cupboard with hanging rail.

Bedroom Three 5'8 x 9'5 (1.72m x 2.87m)

A single bedroom with UPVC window to the rear elevation. Single panelled radiator.



Family Bathroom

Comprising of a modern white suite, bath with overhead Triton shower, hose and head, shower curtain and matching stainless steel taps. Washing hand basing with mirrored cabinet, light and shaver socket over. Low level flush WC. Obscured glazed window to front elevation.

Outside

The property benefits from driveway parking. The front garden is laid to lawn with a path leading to the front door. The rear garden is mainly laid to lawn, with a small patio area and a shingle driveway leading to the bottom of the garden.

Services Mains electricity, gas, water and drainage

Council Tax Band B; £1,800.91 payable 2025/2026

Local Authority East Suffolk

Viewings Strictly by appointment with the Agent.

Broadband To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

July 2025



Directions

Travelling north along the A12, take the turning signposted Aldeburgh and Snape onto the A1094. Continue along this road for approximately three miles, then taking the left hand turning onto the B1069 signposted Leiston. Proceed through the village of Knodishall and on entering Leiston continue through the traffic lights, passing the White Horse Public House. Taking the right hand turn, just over the railway, the property will be situated a short distance on the left hand side.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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