

EST.  1993

JENNIE JONES

ESTATE AGENTS



144 Carr Avenue, Leiston, Suffolk, IP16 4AT.

RENT

£950.00 pcm

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; SITTING ROOM/DINER; KITCHEN; CLOAKROOM;  
LANDING; TWO BEDROOMS; FAMILY BATHROOM; FRONT AND REAR GARDEN; TWO ALLOCATED PARKING SPACES.**

### **THE PROPERTY**

144 Carr Avenue is a modern end terraced two bedroom property in a good location close to all local amenities. The house has been well cared for by the current owners and consequently it is in very good order throughout. A front entrance door opens to the entrance hall with window to front aspect and stairs to the first floor landing. The kitchen is fully fitted with a good range of base and wall mounted units, work surfaces and tiled splash backs. There is a stainless steel sink with mixer tap, built in oven, inset hob with extractor hood over, integrated dishwasher, washing machine and fridge/freezer. There is a window to the front and the gas fired boiler for heating and hot water is concealed within a wall unit. The cloakroom has a low level toilet and wash basin. At the rear of the property is the sitting room and dining area. Two windows to the rear and French doors that open to the garden. The ground floor has under floor heating. Stairs from the entrance hall lead to the landing with built in shelved airing cupboard. Bedroom one has a window to the front aspect, built in wardrobe cupboard and radiator. The second bedroom to the rear has a window and radiator. The bathroom comprises a panelled with shower over and glass screen, vanity style wash basin, toilet, ample tiling and towel radiator.

Outside. There is a garden to the front of the property which has a small area of grass and a shingle area. The enclosed rear garden is enclosed and has been landscaped. At the rear of the garden is a gate that gives access to the two allocated parking spaces.

To appreciate the location and the accommodation offered, viewing is strongly recommended.

NO PETS—NO SMOKING.

### **LOCATION**

Leiston offers a good selection of shops and a supermarket that cater for all day to day needs and the town has primary and secondary schools along with a library and sports centre. Leiston is ideally located for access to the Suffolk Heritage Coast and to the coastal town of Aldeburgh which is home to the internationally famous music festival with most concerts being held at the Snape Maltings complex. Attractions of the surrounding area include the RSPB sanctuary at Minsmere and a variety of walks and cycle paths. Further facilities can be found at Saxmundham which has Waitrose and Tesco supermarkets and a railway station that provides a regular service via Ipswich to London (Liverpool Street).

**LOCAL AUTHORITY**

East Suffolk Council,

**COUNCIL TAX BAND: = B**

**SERVICES:**

We understand that mains water, electricity and drainage are connected. Heating by gas fired boiler.

**TENURE:** Freehold

**VIEWING**

By appointment through Jennie Jones Estate Agents:

**SAXMUNDHAM** (01728) 605511.

**email:** [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING: = B**

AWAITING  
FLOOR PLAN

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.



















