



Leiston, Suffolk

Guide Price £140,000

- No onward chain
- Fitted kitchen
- Study/bedroom 2
- Gas central heating
- Garden
- EPC - C
- Double glazing
- Green house & garden store

High Street, Leiston

The popular town of Leiston lies about a mile and a half inland from the Suffolk Heritage Coastline and offers a good range of shops in a traditional High Street setting, together with a Co-op supermarket, library, bank, doctors and dentists surgeries, swimming pool complex and cinema. Primary and secondary schooling is within walking distance and Waitrose and Tesco supermarkets may be found in nearby Saxmundham, about four miles distant, which also has a railway station on the East Suffolk branch line giving hourly services to Ipswich with connections to London Liverpool Street.



Council Tax Band: A



DESCRIPTION

Flick & Son are pleased to be able to offer for sale this semi-detached bungalow conveniently situated in the centre of Leiston with easy access to the High Street. Approached over a communal courtyard of similar bungalows the accommodation with gas central heating and double glazing comprises; entrance lobby with door to the living room which overlooks the front garden, inner hallway with storage cupboard, fitted kitchen complete with integrated oven, hob and fridge/freezer. A window and entrance door opens to the rear garden. There is a bedroom to the front and a small bedroom/study which overlooks the rear garden. A smart shower room completes the accommodation. To the rear of the bungalow is a lawn garden with timber store and green house.

ACCOMMODATION

ENTRANCE LOBBY

Entrance with opaque double glazed side panel. Double glazed window to the side.

LIVING ROOM

Double glazed window to the front.

HALLWAY

Built in storage cupboard.

KITCHEN

Fitted with a range of base and wall cupboards, work surfaces with 1 ½ bowl single drainer sink unit with mixer tap, separate hard water tap and water softener below. Fitted electric oven and induction hob with cooker hood over. Built in fridge/freezer. Plumbing for washing machine. Double glazed window to rear and entrance door to the garden.

BEDROOM

Double glazed window to the front.

STUDY/BEDROOM

Gas central heating boiler. Double glazed window to the rear.

SHOWER ROOM

White suite comprising walk in shower cubicle, hand basin and WC. Floor and wall tiling. Opaque double glazed window to rear.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently A. Further details can be obtained from East Suffolk Council.

VIEWING

Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view. Email: leiston@flickandson.co.uk Tel: 01728 833785 Ref: 20363/RDB.

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

GROUND FLOOR
50.4 sq.m. approx.



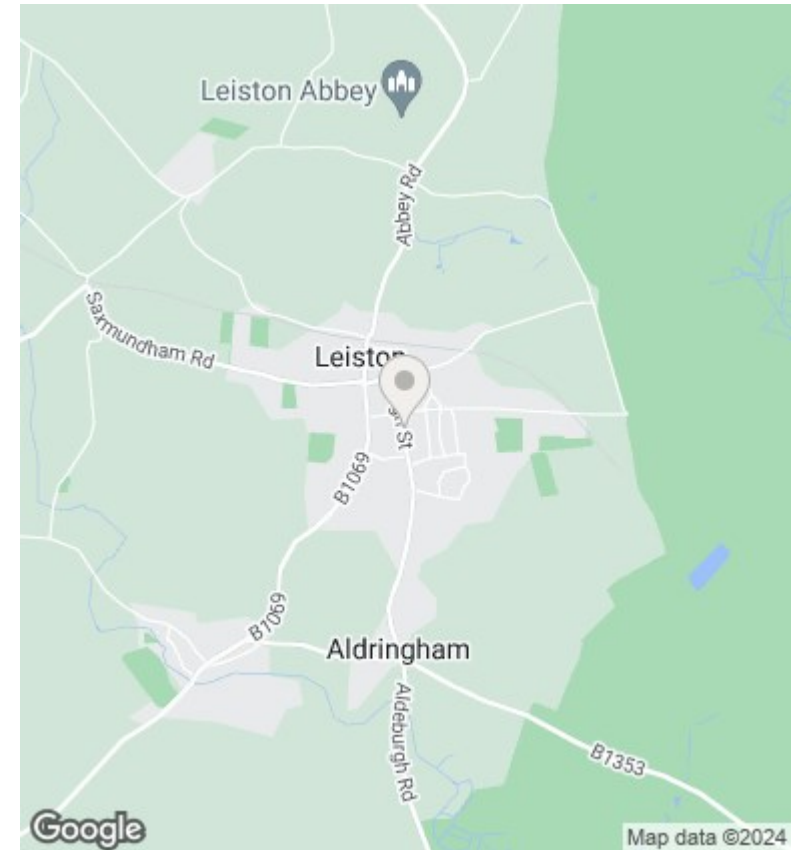
TOTAL FLOOR AREA: 50.4 sq m, approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given regarding their operation or efficiency can be given.
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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Viewings

Viewings by arrangement only. Call 01728 633777 to make an appointment.