



## Leiston, Suffolk

Guide Price £210,000

- End Terrace House
- Sitting/dining room
- Garden
- Gas central heating
- Fitted kitchen
- Parking
- Double glazing
- Ground floor bathroom
- EPC - D

# Haylings Road, 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

An end of terrace house situated in this excellent location within walking distance of the town centre and backing onto Haylings Grove park. The accommodation with gas central heating and double glazing comprises; Entrance lobby opening to a split level sitting/dining room. Fitted kitchen and rear lobby leading to the bathroom and rear entrance lean-to porch. On the first floor there are three well proportioned bedrooms. The property is set back from the road behind a low brick wall and small garden laid to slate chippings. A shared passageway leads along the side to a small courtyard with low brick wall and a fenced garden with paved patio and lawn. A central pathway leads to the rear where the property has a garage (note; In poor condition, likely to contain Asbestos) and parking.

## ACCOMMODATION

### ENTRANCE LOBBY

Double glazed windows to front. Entrance door to:

### SITTING/DINING ROOM

A split level room with windows to front and rear. Open tread staircase rising to first floor.

### KITCHEN

Fitted with range of base and wall cupboards, single drainer sink unit and tiled surrounds. Window to side elevation.

### REAR LOBBY

Door to lean-to rear porch.

### BATHROOM

White suite comprising panel bath with shower over, hand basin and W.C

## FIRST FLOOR

### LANDING

Cupboard housing Gas central heating boiler.

### BEDROOM

Window to front.

### BEDROOM

Window to rear.

### BEDROOM

Window to rear.

### TENURE

Freehold.

### SERVICES

Mains Gas, electricity, water and drainage.

### OUTGOING

Council Tax Band currently A. Details can be obtained from the East Suffolk Council.

### VIEWING

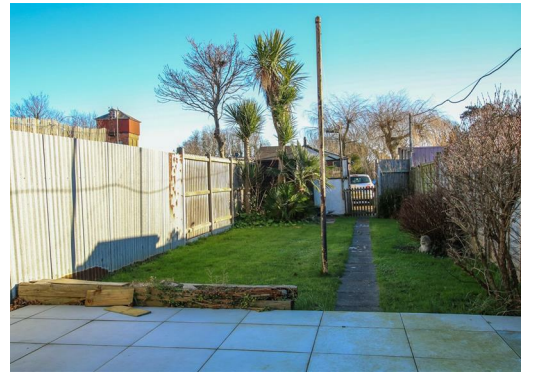
Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view. Email: [leiston@flickandson.co.uk](mailto:leiston@flickandson.co.uk) Tel: 01728 833785 Ref: 20420/RDB.

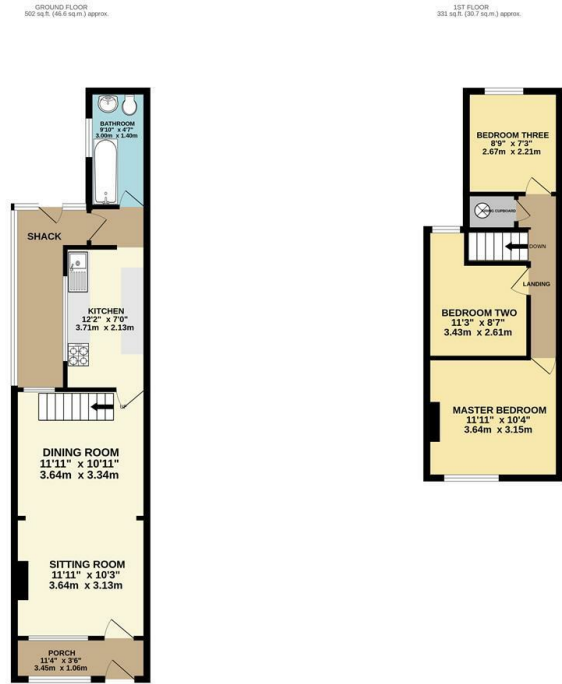
### FIXTURES & FITTINGS

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.







TOTAL FLOOR AREA: 832 sq ft (77.3 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 as to their operation or efficiency can be given.  
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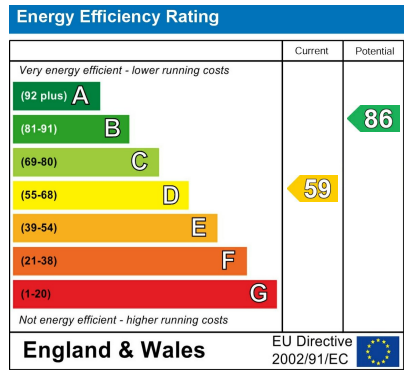


**Conveyancing, Surveys & Financial Services**

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.

**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.



**Energy Efficiency Rating**

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)