



Leiston, Suffolk

Guide Price £185,000

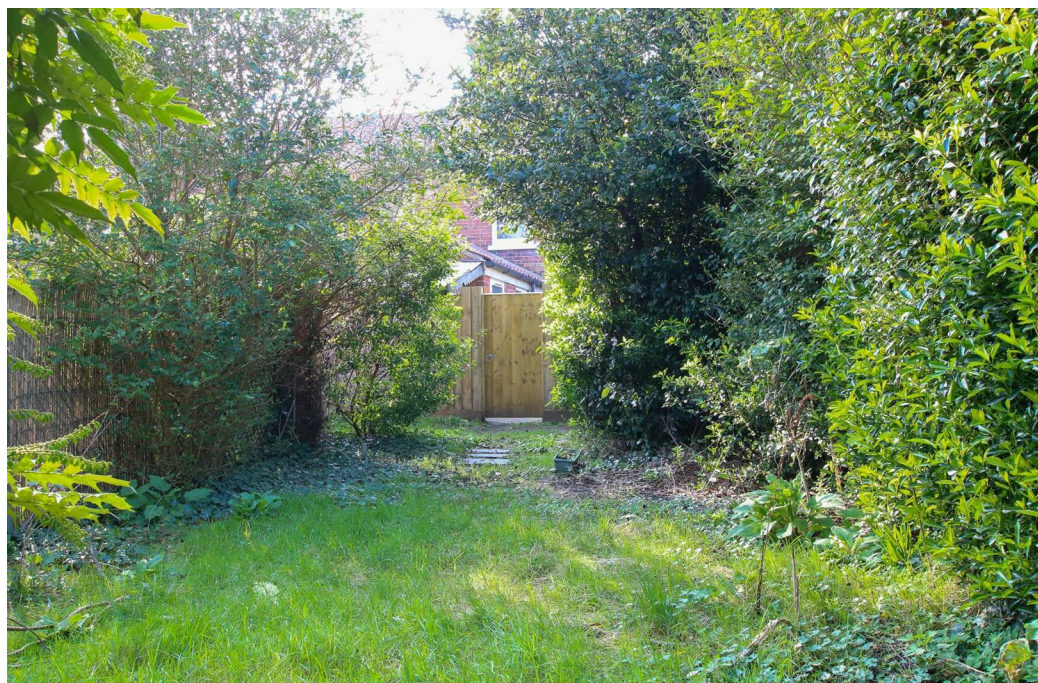
- No onward chain
- Gas central heating
- Double glazing
- Sitting room
- Dining room
- Fitted Kitchen
- Ground floor Bathroom
- Private Garden
- EPC - D

Haylings Road, Leiston

Offered for sale with no onward chain! A good size mid terrace house, close to the park and with private garden, double glazing and gas central heating. 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: B



DESCRIPTION

Offered for sale with no onward chain a mid terrace house with gas central heating double glazing this excellent property is ideal for a first time buyer or investment purchase likely to bring a per calendar month rent in the region of £800. The well planned accommodation offers surprising amount of space and has great private garden all with in a few paces of the park and 2 minutes walk from the High Street.

ENTRANCE HALL

Staircase to first floor with storage cupboard below.

SITTING ROOM

Tiled fireplace with cabinet to one side. Window to front.

DINING ROOM

Window to rear. Tiled open fireplace with cabinet to one.

STORE ROOM

Window to rear. Gas central heating boiler.

KITCHEN

Fitted range of base and wall cupboards, work surfaces with tiled surround and single drainer sink unit. Fitted electric oven and hob with cooker hood over. Window to side.

REAR LOBBY

Rear entrance door. Plumbing for washing machine.

BATHROOM

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

FIRST FLOOR

LANDING

BEDROOM

Window to front. Ornamental cast iron fireplace.

BEDROOM

Window to rear. Ornamental cast iron fireplace.

BEDROOM

Window to rear.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently B

SERVICES

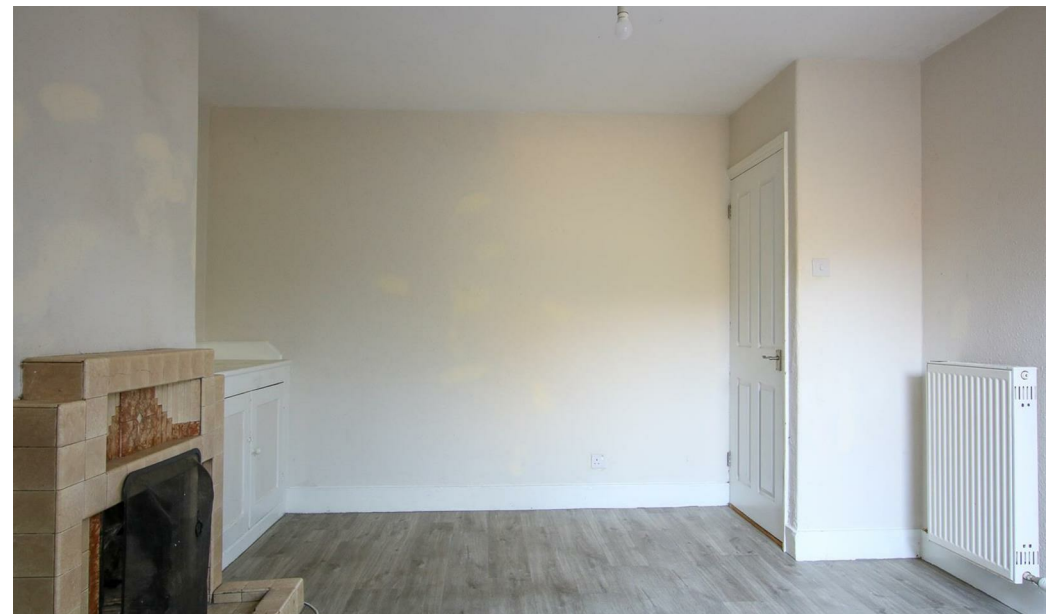
Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20465/RDB.

FIXTURES AND FITTINGS

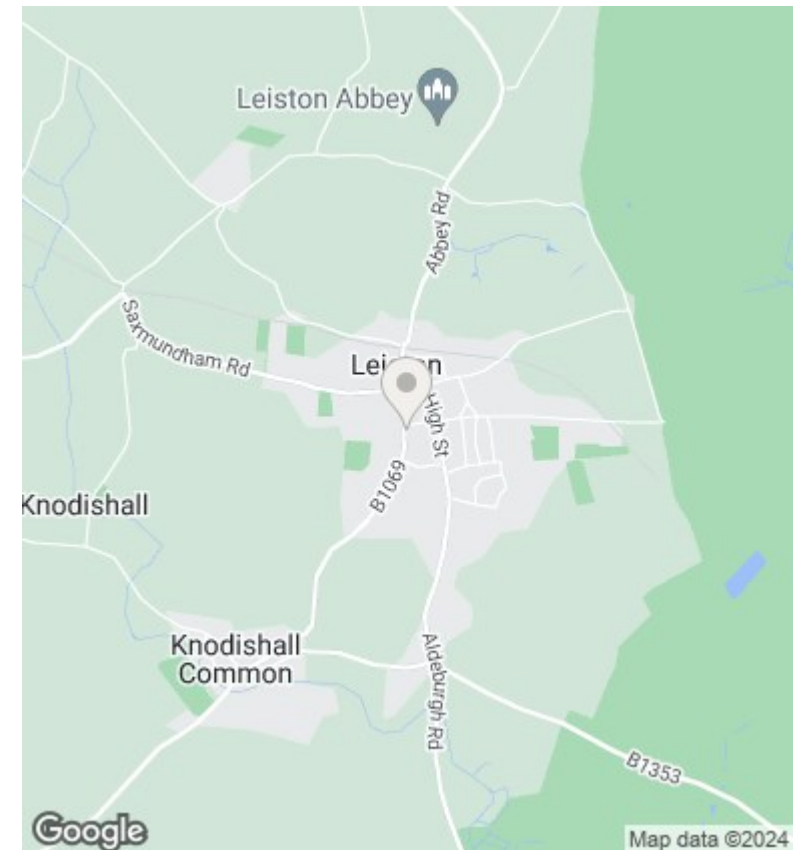
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in 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







TOTAL FLOOR AREA: 83.7 sq.m. approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over time.
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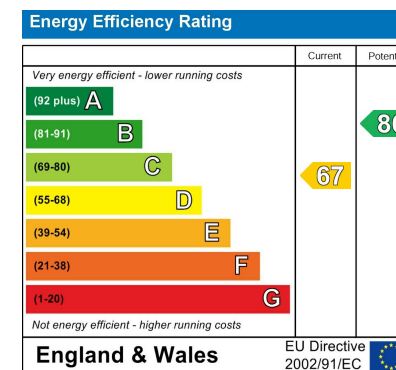


Conveyancing, Surveys & Financial Services

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