



## Leiston, Suffolk

Guide Price £175,000

- Two Bedrooms
- Gas Central Heating
- Ground Floor Bathroom
- EPC - D
- No Onward Chain
- Double Glazing
- Close to Shops
- Off Road Parking
- First Floor Shower Room
- Ideal First Time Purchase

# Urban Road, Leiston

Offered for sale with no onward chain is this excellent END TERRACE TOWN COTTAGE situated in the centre of the town with OFF ROAD PARKING FOR TWO CARS. The popular town of Leiston which lies about a mile and a half inland from the Suffolk Heritage Coastline offers a good range of shops in a traditional High Street setting. Boasting a Co-op supermarket, library, bank, doctors and dentists surgeries, gym and swimming pool complex and cinema, as well as primary and secondary schooling. Waitrose and Tesco supermarkets can also 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 town cottage situated in the heart of the town close to all amenities. Offered for sale with no onward chain the property is set back from the road behind a Pickett fence and shingle front garden. The accommodation has gas central heating and double glazing. The entrance door opens to the sitting room leading into a separate dining room with large understairs cupboard. The galley kitchen allows access to the rear garden and leads through to the ground floor bathroom. On the first floor there are two bedrooms, the principal bedroom having an ensuite shower room. At the rear of the property accessed via the public carpark is a parking area with space for two vehicles.

## ACCOMMODATION

### SITTING ROOM

Entrance door. Sash window to front elevation. Doorway to:

### DINING ROOM

Sash window to rear elevation. Understairs shelve cupboard with opaque window to side elevation.

### KITCHEN

Fitted with base and wall cupboards. Single drainer stainless steel sink unit. Gas cooker point with recirculatory over. Double glazed window and door opening to the rear garden.

### LOBBY

Opaque window to the side elevation. Plumbing for washing machine. Gas central heating boiler.

### BATHROOM

Suite comprising panel bath with shower over. Hand basin and W.C. Opaque window.

## FIRST FLOOR

### LANDING

### BEDROOM

Ornamental cast iron fireplace. Sash window to the front elevation.

### BEDROOM

Sash window to the rear elevation. Door to:

### SHOWER ROOM

White suite with walk in shower, hand basin and W.C. Window to the side elevation.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently A

## SERVICES

Mains gas, electricity, water and drainage

## VIEWING ARRANGEMENT

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: 20497/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 Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

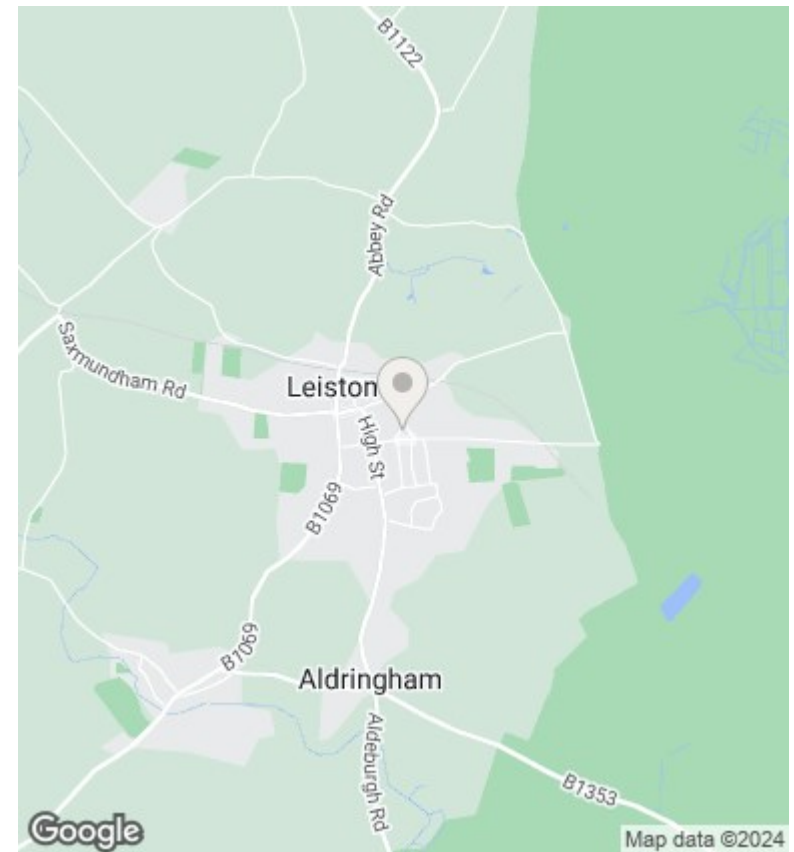








TOTAL FLOOR AREA: 752 sq ft. (69.9 sq m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan depicted herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency date to date.  
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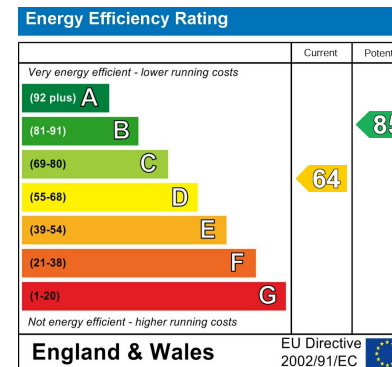


### Conveyancing, Surveys & Financial Services

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)