



Leiston, Suffolk

Guide Price £375,000

- No Onward Chain
- Utility & Cloakroom
- Parking
- EPC - D
- Kitchen / Diner
- Shower Room
- Gas Central Heating
- Large Sitting Room
- Private Garden
- Double Glazing

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: C



DESCRIPTION

An elegant and spacious semi detached Victorian house conveniently located a short walk from the town centre. Having the benefit of off road parking and a secluded garden the accommodation with gas central heating and double glazing features a spacious entrance hall, sitting room with bay window, fitted kitchen/dining room opening to the garden, utility room, shower room and cloakroom. On the first floor the property has three double bedrooms and two single bedrooms, one utilised as a study. A bathroom completes the accommodation. Set back from the road with off road parking space and shingle pathway leading to the well established and secluded rear garden.

ACCOMMODATION

STORM PORCH

Glazed entrance door to:

ENTRANCE HALL

Staircase to first floor with cupboard below.

SITTING ROOM

Bay window to front. Fireplace, corner windows to side and rear.

KITCHEN/DINING ROOM

Range of fitted base and wall cupboards, work surfaces with single drainer sink unit. Fitted gas hob and electric oven. Under floor electric heating. Glazed windows and door to rear garden.

UTILITY ROOM

Base and wall units. Window and side entrance door.

SHOWER ROOM

Tiled floor and wall. Heated towel rail.

CLOAKROOM

Hand basin and W.C.

FIRST FLOOR

LANDING

Spacious return landing with airing cupboard.

BEDROOM

Bay window to front. Fitted wardrobes.

BEDROOM

Window to front.

BEDROOM

Window to side.

BEDROOM

Window to side

BEDROOM

Window to rear.

BATHROOM

Suite comprising panel bathroom, hand basin and W.C.

TENURE

Freehold.

OUTGOINGS

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

VIEWING

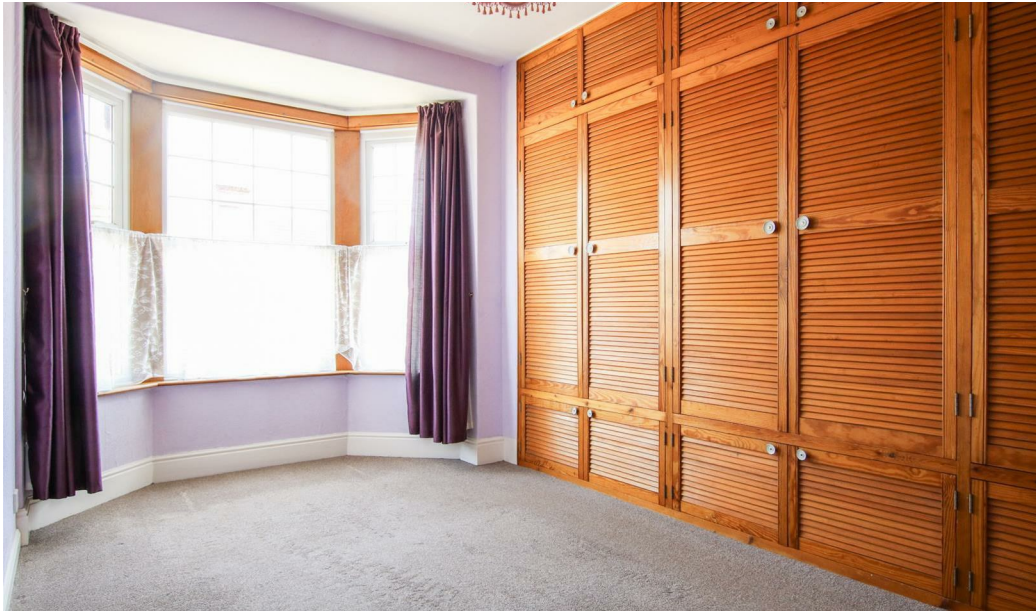
Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an

appointment to view. Email: leiston@flickandson.co.uk Tel: 01728 833785 Ref: 20302/RDB.

FIXTURES & FITTINGS

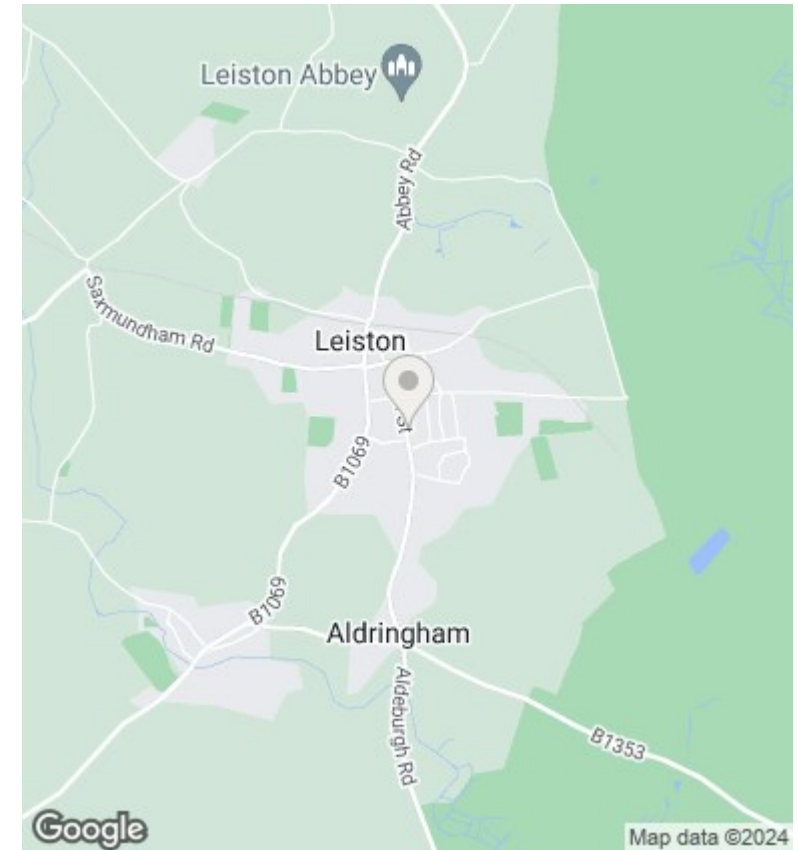
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in 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: 143.1 sq.m. approx.
 While every attempt has been made to ensure the accuracy of the floorplans 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency. See also: www.flickandson.co.uk

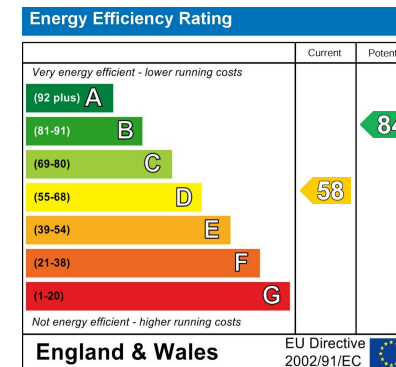


Conveyancing, Surveys & Financial Services

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