



Leiston, Suffolk

Guide Price £299,950

- No Onward Chain
- Utility / Cloakroom
- Enclosed Rear Garden
- Garage
- Immaculate Condition
- Gas Central Heating
- Off Road Parking
- Ensuite to Principal Bedroom
- EPC - B

Highbury Path, Leiston

Introducing this immaculate three bedroom detached family home situated in the popular town of Leiston. Located about a mile and a half inland from the Suffolk Heritage Coastline, Leiston 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: D



DESCRIPTION

Offered as NO ONWARD CHAIN is this immaculate three bedroom detached family home, situated in the popular village of Leiston. Equipped with double glazing and gas central, this property has a spacious living room opening into a part walled kitchen, large kitchen/dining room, utility and cloakroom. On the first floor there are three well proportioned bedrooms, the principal bedroom having an ensuite shower room and the two remaining bedrooms enjoying views over the countryside. A driveway provides off road parking for two vehicles and a generously sized single garage.

ACCOMMODATION

ENTRANCE HALL

Staircase to first floor

LIVING ROOM

Window to front elevation and French doors open to the garden.

KITCHEN / DINER

Fitted with a range of base and wall cupboards, work surfaces and upstands, single drainer sink unit with mixer tap. Fitted electric oven and gas hob with stainless steel splash back and cooker hood. Windows on tow elevations and built in storage/cloaks cupboard.

UTILITY

Base unit with work surface, plumbing for washing machine. Glazed side entrance door. Gas central heating boiler.

CLOAKROOM

Suite comprising hand basin and W.C

FIRST FLOOR

LANDING

Window to rear.

BEDROOM ONE

Windows to the front and over looking the garden.

ENSUITE

White suite comprising shower cubicle, hand basin and WC

BEDROOM TWO

Window with view over the countryside

BEDROOM THREE

Window with view over the countryside

BATHROOM

Suite comprising panel bath hand basin and W.C

TENURE

Freehold

OUTGOINGS

Council Tax Band currently D

SERVICES

Mains gas, electric, 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 Tel: 01728 833785 Ref: 20528/RDB.

FIXTURES & FITTINGS

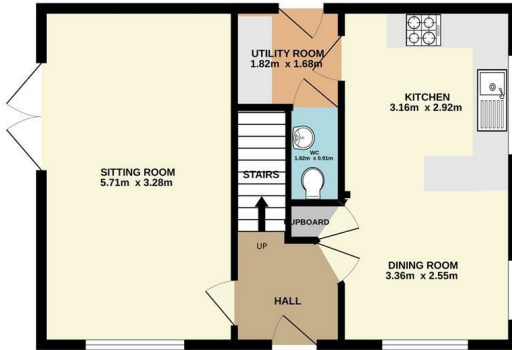
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale

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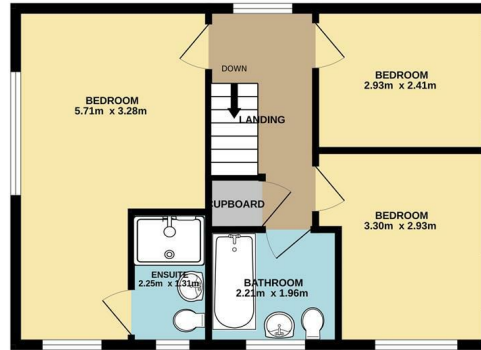




GROUND FLOOR
45.8 sq.m. approx.

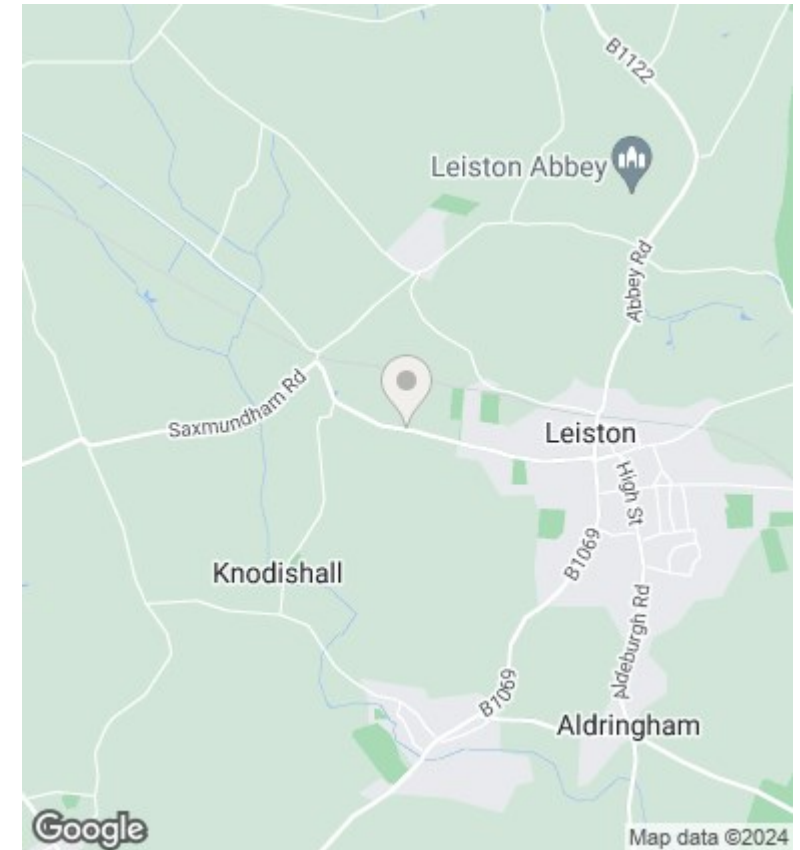


1ST FLOOR
45.8 sq.m. approx.



TOTAL FLOOR AREA : 91.7 sq.m. approx.

Whilst every attempt 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 mis-statement. 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 operability 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	84	
(69-80)	C		
(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