



Leiston, Suffolk

Guide Price £210,000

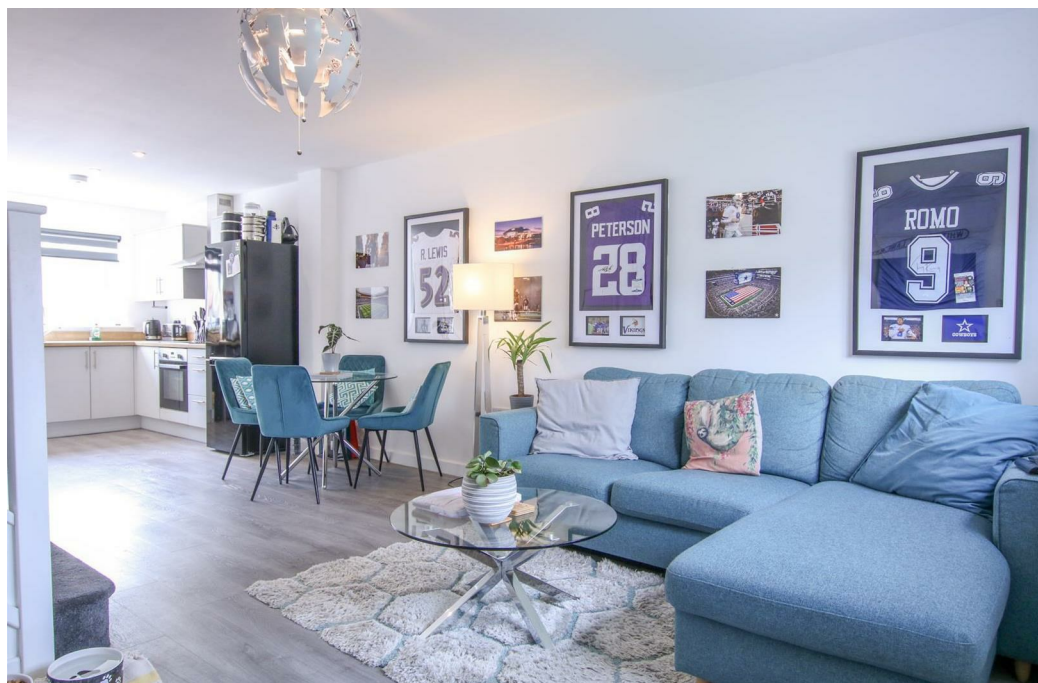
- Two Double Bedrooms
- Open Plan Kitchen / Living Accommodation
- Air Source Heat Pump System
- Driveway for Two Vehicles
- Cloakroom
- EPC - B
- Low Maintenance Rear Garden
- Double Glazing

Valley Gardens, Leiston

A well presented two-bedroom semi-detached property situated within easy access 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: B



DESCRIPTION

Introducing this well presented two-bedroom semi-detached property situated within easy access of Leiston town. Featuring double glazing, driveway for two vehicles and an enclosed rear garden, this property makes for the perfect first-time purchase. The accommodation comprises of an open plan kitchen living space with a double-glazed door leading to the rear garden and under stairs storage leading to the first floor. The two bedrooms are well proportioned in size, with bedroom one accommodating a built-in airing cupboard for storage. The bathroom comprises a modern white three-piece suite and heated towel rail. To the rear of the property, the low maintenance garden is fitted with artificial grass, with a wide paved patio area for dining and a garden shed.

ACCOMMODATION

HALLWAY

Leading to:

CLOAKROOM

White suite comprising wall hung hand basin with mixer tap, tiled splashback, W.C, heated towel rail.

OPEN PLAN KITCHEN / LIVING ROOM

Kitchen:

Located to the front aspect of the property, fitted with wall and base units with wood block effect worktops; single drainer; stainless steel sink unit with mixer tap; fitted electric oven and hob, with stainless steel cooker hood and glass splashback. Double glazed window to front aspect.

Living Room:

Stairs leading to first floor with understairs storage, double glazed window and glazed door to rear garden.

FIRST FLOOR

LANDING

BEDROOM ONE

Built-in airing cupboard. Double glazed window to front aspect.

BEDROOM TWO

Double glazed window to rear aspect.

BATHROOM

Fitted three piece suite comprising panelled bath with mixer tap, shower over and tiled surround; handbasin with mixer tap and storage cupboard below; W.C.; heated towel rail. Opaque double glazed window to side aspect.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently B.

SERVICES

Means water, electricity, drainage and air source central heating.

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: 20586/RDB.

FIXTURES & FITTINGS

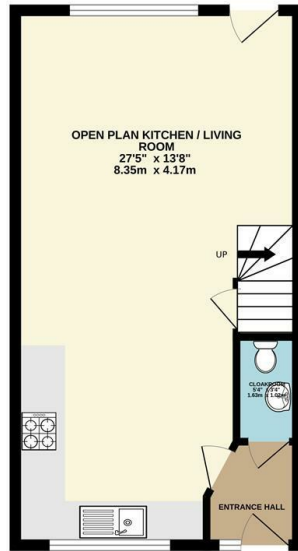
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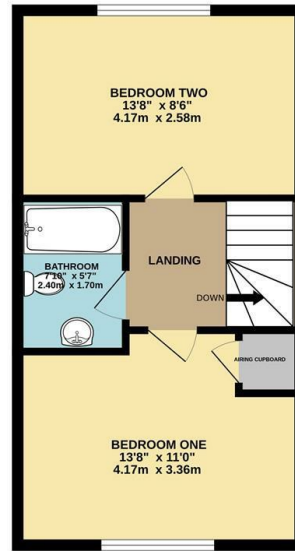




GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.

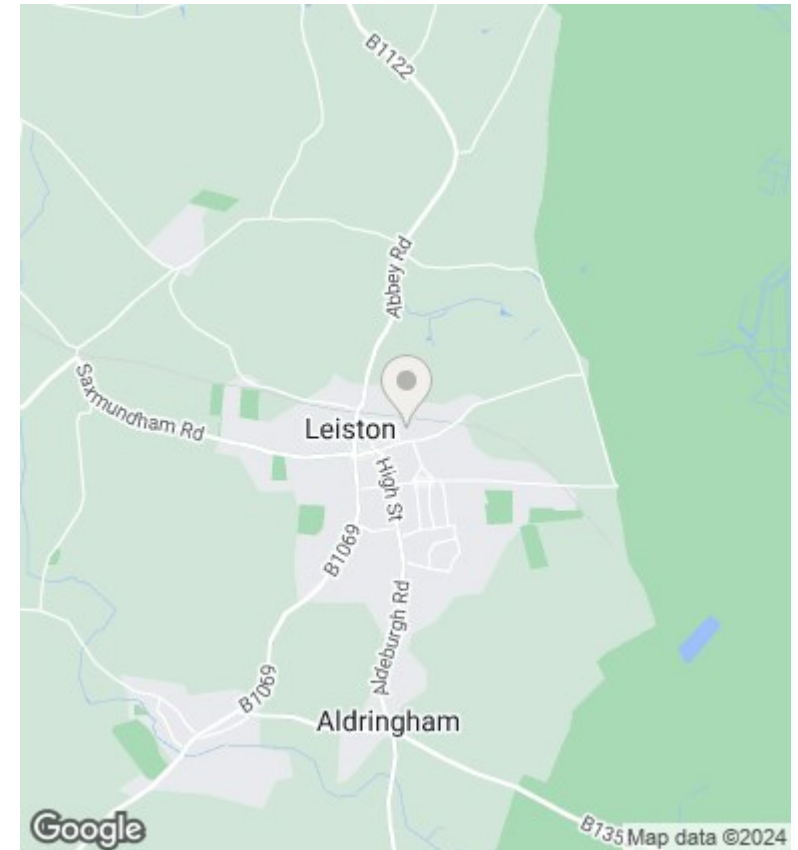


1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.6 sq.m.) approx.

Whilst 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 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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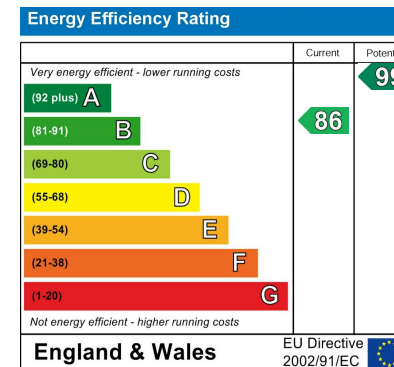


Conveyancing, Surveys & Financial Services

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

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