



Leiston, Suffolk

Offers In Excess Of £275,000

- Three Bedrooms
- Fitted Kitchen
- Gated Parking
- EPC - D
- No Onward Chain
- Conservatory
- Former Garage / Workshop

- Large Double Reception Room
- Courtyard Garden
- Gas Central Heating

King Georges Avenue, Leiston

A spacious Edwardian semi-detached house offered as no onward chain with gated off road parking and workshop/store. 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: C



DESCRIPTION

A substantial Edwardian semi-detached family house offered as no onward chain situated close to Leiston Primary School and within walking distance of the town centre. Set back from the road behind a low brick wall is the front garden with slate chippings tiled pathway leading to the storm porch and entrance door. A gated side passageway opens to the rear courtyard garden, with a paved patio area and artificial grass. A storage shed, partially insulated incorporating electric supply and plumbing for washing machine and water softener and the further garden store former insulated kennel. To the rear, the former garage has been converted to a work shop/store room (5.50m x 2.50m). To the side of this outbuilding is a gated off road parking space accessed via a right of way along the unmade track between King Georges Avenue and the Primary School. The accommodation with gas central heating and double glazing features:

ACCOMMODATION

ENTRANCE HALL

Leaded light panel glazed entrance door. Staircase rising to first floor.

SITTING ROOM

Bay window to front. Brick fireplace with gas fire. Archway to:

DINING ROOM

Window to rear. Understairs storage cupboard.

KITCHEN

Range of fitted, polished wood finished base and wall cupboards; work surfaces with tiled surrounds; single drainer stainless steel sink unit; fitted gas oven and gas hob with cooker hood over.

Airing cupboard incorporating slatted shelving and hot water cylinder. Window and door to:

CONSERVATORY / REAR ENTRANCE

Double glazed with door to rear.

SHOWER ROOM

Large power shower cubicle with aqua board surround. Hand basin and WC. Opaque window.

FIRST FLOOR

GALLERIED LANDING

BEDROOM ONE

Bay window to front elevation.

BEDROOM TWO

Window to rear elevation. Fitted wardrobe.

BEDROOM THREE

Window to rear elevation.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently C.

SERVICES

Mains gas, water, electricity and drainage.

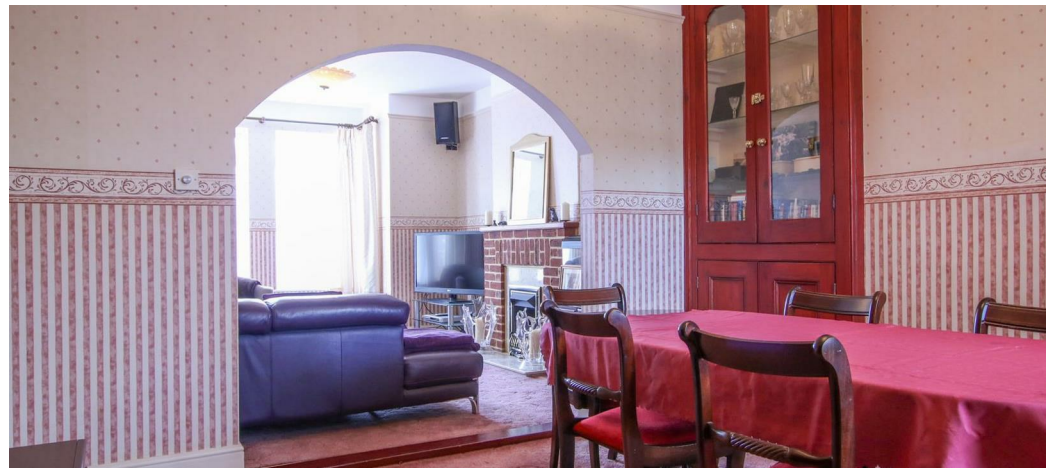
VIEWING ARRANGEMENT

Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view. Email: leiston@flickandson.co.uk Tel: 01728 833785 Ref: 20588/RDB.

FIXTURES & FITTINGS

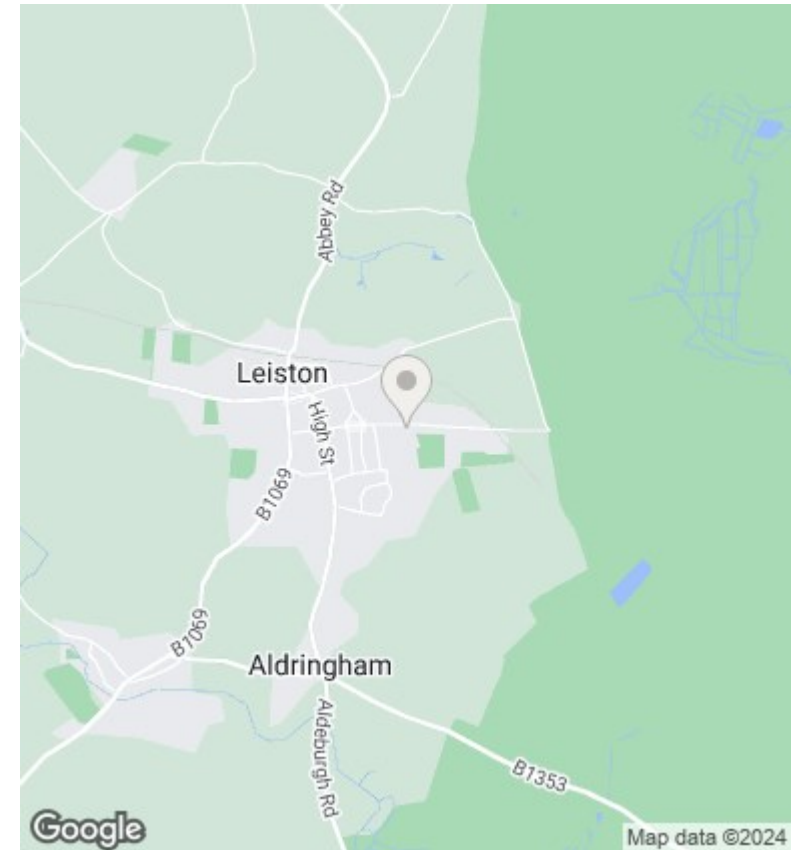
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TOTAL FLOOR AREA: 1158 sq ft. (107.6 sq m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, closets and any other items are approximate and no responsibility is taken 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 to their operation or efficiency at the time.
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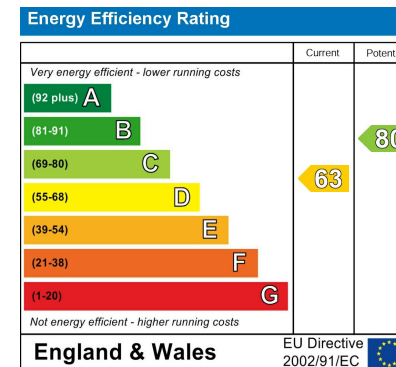


Conveyancing, Surveys & Financial Services

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