



Leiston,

Guide Price £165,000

- No Onward Chain
- Off Road Parking
- Double Glazing
- Three Bedrooms
- Close Town Centre
- EPC - D
- Large Garden
- Kitchen/Diner

Seaward Avenue, Leiston

A three bedroom mid-terrace family home situated within walking distance from the town centre. 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: A



DESCRIPTION

A mid terrace family home situated within walking distance of the town centre. The property is set back from the road with a block paved driveway providing off road parking for two vehicles. To the rear is a large garden with a lawn interspersed with a large variety of flowering plants and shrubs. The property is offered for sale with no onward chain and would make a great first home or investment property.

ACCOMMODATION

ENTRANCE LOBBY

Opaque entrance door.

REAR HALL/STORE

Opaque entrance door to the rear garden.

HALLWAY

Staircase to first floor with cupboard below. Electric storage heater.

W.C.

W.C. suite. Opaque window to front elevation.

SITTING ROOM

Wide bay window overlooking the rear garden. Tiled fireplace.

KITCHEN/DINING ROOM

Fitted base cupboards and work surface with single drainer sink unit. Windows to front and overlooking the rear garden. Larder cupboard.

FIRST FLOOR

LANDING

Window to front elevation.

BEDROOM ONE

Windows overlooking rear garden.

BEDROOM TWO

Window overlooking rear garden.

BEDROOM THREE

Window overlooking front garden

SHOWER ROOM

Tiled shower cubicle, hand basin and W.C.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently A.

SERVICES

Mains 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 Tel: 01728 833785 Ref: 20623/RDB.

FIXTURES & FITTINGS

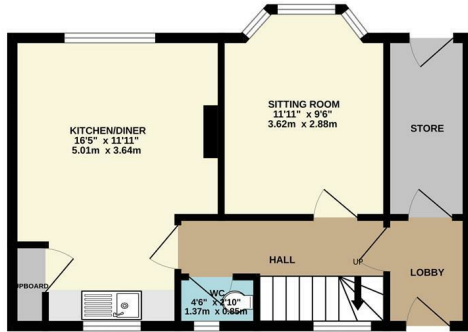
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in 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.

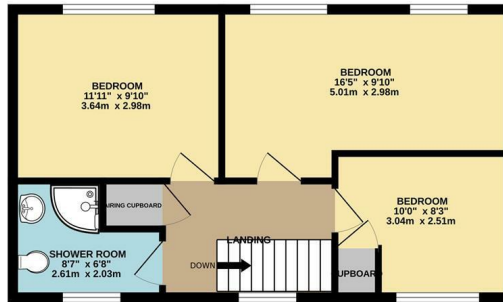




GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.

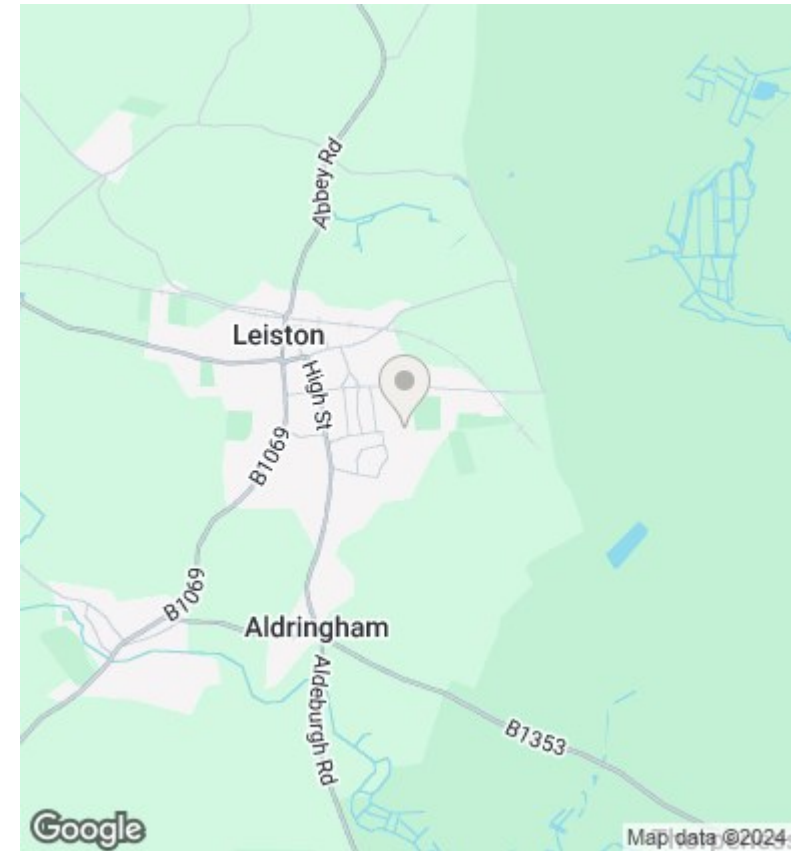


1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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.
Made with Metropix ©2024.



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(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