



Leiston,

Offers In Excess Of £225,000

- Three Bedrooms
- Stylish Bathroom
- Double Glazing
- Off Road Parking
- Close to Town Centre
- Gas Central Heating
- Open Plan Living
- Fitted Kitchen
- EPC - D

South Close, Leiston

A well presented semi-detached family house walking distance to the town centre. 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: B



DESCRIPTION

A well presented semi-detached family house set back from the road with ample off road parking and large rear garden. The accommodation with gas central heating and double glazing features open plan living accommodation, the side entrance hall opens to the smart fitted kitchen/dining room with windows to front and side elevations and opening to the living room with casement doors opening to the rear garden. To the first floor, the landing leads to three well-proportioned bedrooms and a stylish bathroom with claw foot bath, shower over and free standing stone hand basin.

ACCOMMODATION

ENTRANCE HALL

Cloaks hanging space and store cupboard.

KITCHEN/DINING ROOM

Fitted with a range of base and wall cupboards, work surfaces, tiled surrounds and enamel single drainer sink unit. Plumbing from washing machine and fitted electric oven and hob. Windows to front and side elevations.

LIVING ROOM

Open tread staircase rising to the first floor. Window and casement doors to the rear elevation.

FIRST FLOOR

LANDING

BEDROOM

Window to front elevation.

BEDROOM

Window to rear elevation.

BEDROOM

Window to rear elevation.

BATHROOM

Claw foot bath with tiled surround and shower over. Free standing stone hand basin with storage below. W.C. and window to front elevation. Heated towel rail.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently B.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENT

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

Email: enquiries@flickandson.co.uk

Tel: 01728 633777 Ref: 20705/RDB.

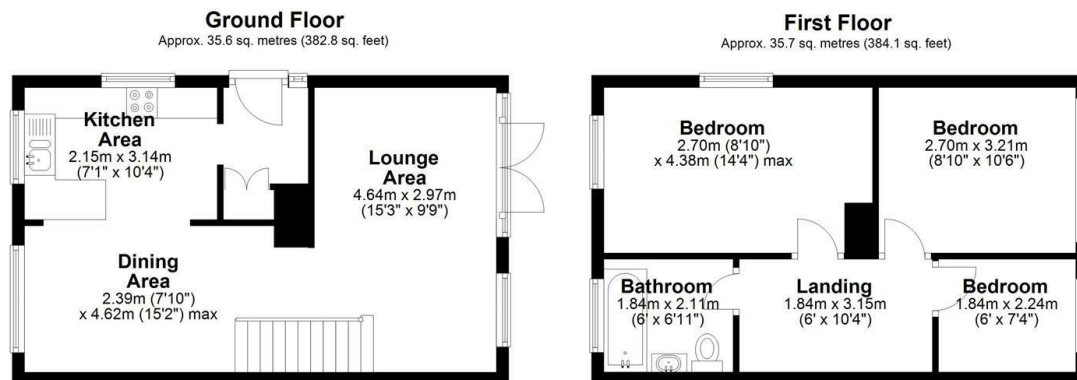
FIXTURES & FITTINGS

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

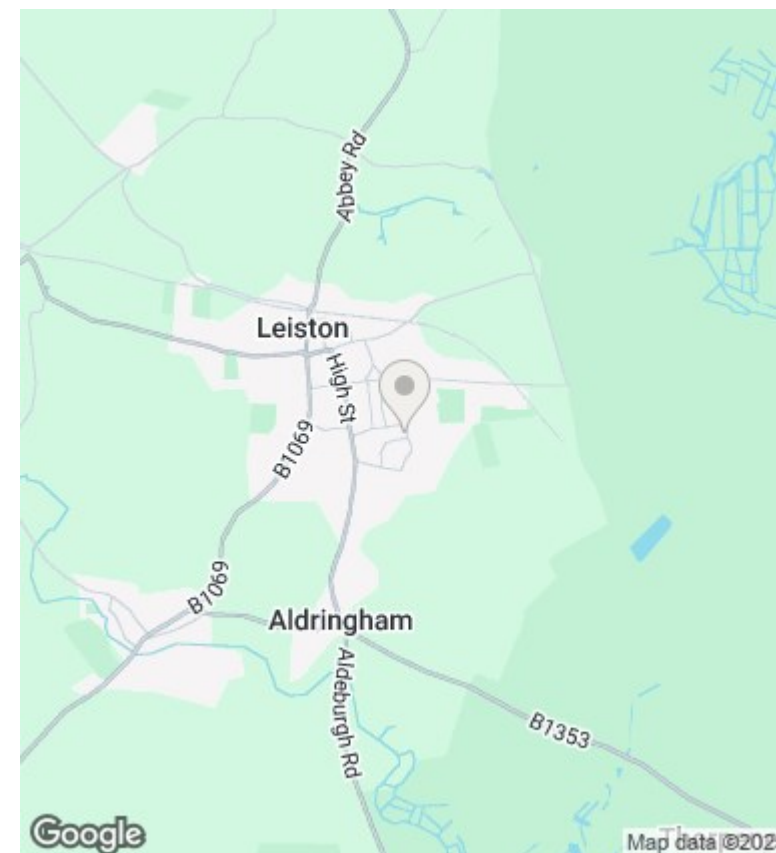
be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director 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 area: approx. 71.2 sq. metres (766.9 sq. feet)

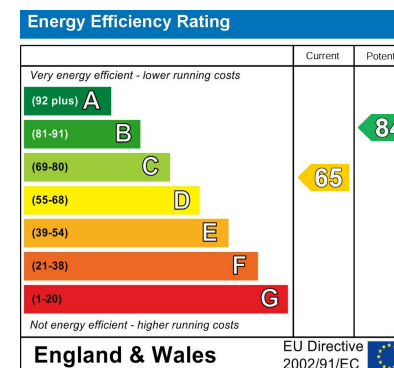


Conveyancing, Surveys & Financial Services

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