



## Leiston, Suffolk

Guide Price £250,000

- Period Semi Detached Property
- Two Reception Rooms
- Potential For Investment
- Three Bedrooms
- Kitchen/Breakfast Room
- 1st Floor Bathroom & Ground Floor Shower Room
- No Onward Chain
- Private Enclosed Rear Garden
- EPC - E

# Eastward Ho, Leiston

This charming period semi-detached property is perfectly located, offering easy access to the town centre and its amenities. The current owners have carefully upgraded the home, preserving its original character while adding modern touches. On the ground floor, you'll find a lovely bay-fronted sitting room, a separate dining room with a modern shower room off it, and a spacious kitchen/breakfast room with French doors that open onto the garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom. The good-sized garden is enclosed, offering privacy and a peaceful outdoor retreat. This property would make a wonderful home or investment, and an early viewing is highly recommended to appreciate all it has to offer



Council Tax Band: B



## DESCRIPTION

On the ground floor, you'll find a lovely bay-fronted sitting room, a separate dining room with a modern shower room off it, and a spacious kitchen/breakfast room with French doors that open onto the garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom. The good-sized garden is enclosed, offering privacy and a peaceful outdoor retreat. This property would make a wonderful home or investment, and an early viewing is highly recommended to appreciate all it has to offer.

## ACCOMMODATION

### ENTRANCE HALL

Glazed door under stairs storage recess, stripped floorboards.

### SITTING ROOM

Sash bay window to front, open fire with tiled surround, built in book shelves, stripped floorboards.

### DINING ROOM

Sash window overlooking garden, walk in larder cupboard, stripped floorboards.

### SHOWER ROOM

White suite , tiled shower cubicle, hand basin and WC.

### KITCHEN/BREAKFAST ROOM

glazed door and windows, French doors to the garden and tiled

floor.

### FIRST FLOOR LANDING

Access to loft.

### BEDROOM 1

Sash window to front, cast iron fireplace with ducks nest grate, stripped painted floorboards, built in wardrobe, cupboard.

### BEDROOM 2

Sash window to rear, airing cupboard with hot water cylinder and immersion, stripped painted floorboards.

### BEDROOM 3

Sash window to rear, stripped painted floorboards.

### BATHROOM

Panel bath with mixer tap and shower attachment, low-level WC, pedestal wash hand basin, sash window to front.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently B



## SERVICES

We have been advised that the property has the following services. Mains gas, water, electricity and mains drainage.

## VIEWING ARRANGEMENTS

Please contact Flick & Son, 7 High St, Leiston IP16 4EL for an appointment to view.

Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk)

Tel: 01728 833785

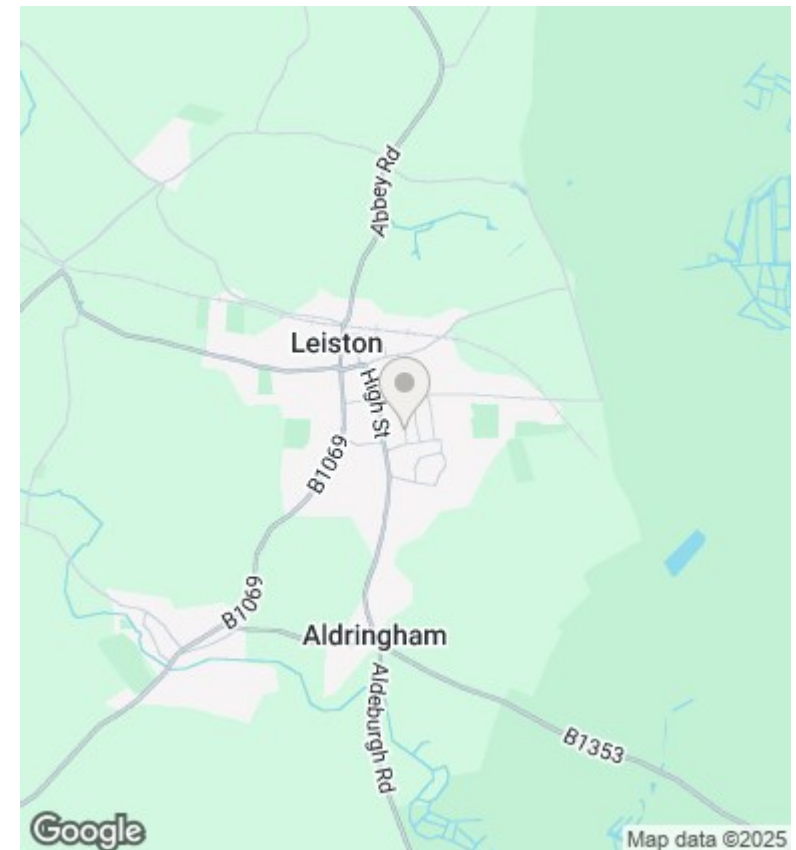
## FIXTURES AND FITTINGS

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







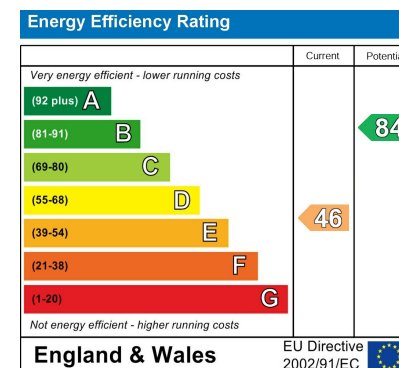


## Conveyancing, Surveys & Financial Services

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](http://www.epcregister.com)