



## Leiston,

Guide Price £200,000

- Three Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Large Garden
- Open Fire
- Double Glazing
- Close Town Centre
- Ground Floor Bathroom
- EPC - D

# Haylings Road, Leiston

An end-terrace, three bedroom house with large garden situated within walking distance to the town centre. 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: A



## DESCRIPTION

This end-terrace house is ideally located within walking distance to the town centre, offering both convenience and comfort. The property is set back from the road behind a small front garden bordered by wrought iron railings. On the ground floor, you'll find separate sitting and dining rooms, with the sitting room featuring an inviting open fire - perfect for cosy evenings. The fitted galley kitchen is practical and efficient, making meal preparation easy. Additionally, there is a ground-floor bathroom for added convenience.

Upstairs, the property has three well-proportioned bedrooms, offering plenty of space for the family or guests. The house benefits from gas central heating and double glazing.

Outside, a large garden, laid to lawn, provides a peaceful outdoor space - ideal for relaxation or recreational activities. This home is a fantastic combination of practicality and comfort, with all the amenities you'd need, plus the added bonus of a sizable garden.

## ACCOMMODATION

### SITTING ROOM

Entrance door, window to front elevation. Open fireplace with cast iron surround.

### DINING ROOM

Window to rear elevation. Enclosed staircase to the first floor.

### KITCHEN

Fitted with a range of base and wall cupboards, work surfaces and single drainer sink unit. Fitted electric oven and hob with cooker hood over. Plumbing for washing machine and dishwasher.

### LOBBY

Glazed entrance door.

### BATHROOM

Suite comprising panel bath with mixer tap and hand held shower, further shower over. Hand basin and W.C.

## FIRST FLOOR

### LANDING

#### BEDROOM

Cast iron fireplace. Window to front elevation.

#### BEDROOM

Window to rear elevation.

#### BEDROOM

Window to rear elevation.

### TENURE

Freehold.

### OUTGOINGS

Council Tax Band currently A.

### 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.

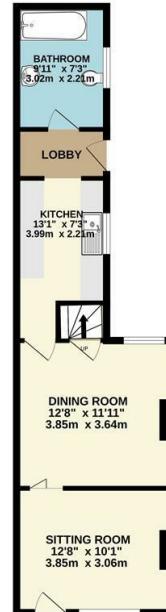
Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk)

Tel: 01728 633777 Ref: 20752/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  
469 sq. ft. (43.5 sq.m.) approx.



1ST FLOOR  
364 sq. ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 832 sq.ft. (77.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of rooms, areas and distances are approximate only. No responsibility is accepted for any errors, omissions or inaccuracies. The plans are for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Mapsgo ©2005.

## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

## Fixtures & Fittings

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(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](http://www.epcregister.com)

## 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.

## Viewings

Viewings by arrangement only. Call 01728 633777 to make an appointment.