



Leiston, Suffolk

Guide Price £260,000

- Four Bedrooms
- Off Road Parking
- Gas Central Heating
- Courtyard Garden with Stores
- Smart Re-Fitted kitchen
- Double Glazing
- Close to Town Centre
- Ground Floor Bathroom
- EPC - D

Kings Road, Leiston

A four bedroom family home with an off road parking space, situated within 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, 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 house conveniently situated with walking distance of town centre and having the benefit of off road parking at the front of the property. The accommodation with gas central heating and double glazing features a split level living/dining room which leads to a recently re-fitted kitchen, rear lobby with access via a shared pathway to the rear yard and stores. To the first floor the property has three bedroom with a further attic bedroom conversion.

ENTRANCE LOBBY

Door to:

LIVING ROOM

Window to front elevation. Split level with door to kitchen and lobby with staircase rising to the first floor.

KITCHEN

Fitted with a range of grey gloss finished base and wall cupboards, work surfaces and single drainer sink unit. Fitted electric oven and gas hob with cooker hood over. Window to side elevation.

LOBBY

Entrance door to side.

BATHROOM

White suite comprising corner bath, hand basin and W.C.

FIRST FLOOR

LANDING

Enclose staircase to the attic bedroom.

BEDROOM

Window to front elevation.

BEDROOM

Window to the rear elevation.

BEDROOM

Window to the rear elevation.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently A.

SERVICES

Mains gas electricity, water and drainage.

VIEWING ARRANGEMENTS

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: 20852/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.

AWAITING FLOOR PLAN

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	78
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

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.