



Leiston, Suffolk

Guide Price £220,000

- No Onward Chain
- Ensuite Shower Room
- Garden
- Three Bedrooms
- Ground Floor Bathroom
- Gas Central Heating & Double Glazing
- Town Centre Location
- Stylish Kitchen
- EPC - C

Cross Street, Leiston

A bay fronted semi-detached house situated a short distance from the High Street. 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 bay fronted semi-detached house situated a short distance from the High Street. The accommodation with double glazing and gas central heating features an entrance hall, ground floor bathroom with large tub bath and shower. Sitting room with fireplace, archway to dining room with fireplace and wood burner, kitchen with stylish range of base and wall cupboards and access to the rear garden. On the first floor there are three bedrooms, the principal bedroom having an ensuite shower room. Outside the property is set back from the road behind a low brick wall. A shared passageway leads to the rear garden, slip level with seating area, lawn and shrubs. Rear pedestrian access to Upton Place.

ACCOMMODATION

ENTRANCE HALL

Staircase to first floor with cupboard below.

BATHROOM

Suite comprising deep tub bath with shower over. Hand basin and W.C. Heated towel rail and opaque window.

SITTING ROOM

Bay window to front. Ornamental cast iron fireplace. Archway to:

DINING ROOM

Fireplace with wood burning stove. Window to rear.

KITCHEN

Range of fitted base and wall cupboards, work surfaces and double bowl sink unit. Roof lights windows and door to garden.

FIRST FLOOR LANDING

Window to side.

BEDROOM

Cupboard housing gas central heating boiler, window to front.

ENSUITE SHOWER ROOM

Suite comprising shower cubicle hand basin and W.C. Opaque window, heated towel rail.

BEDROOM

Window to rear.

BEDROOM

Window to rear.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently B.

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: 20865/RDB.

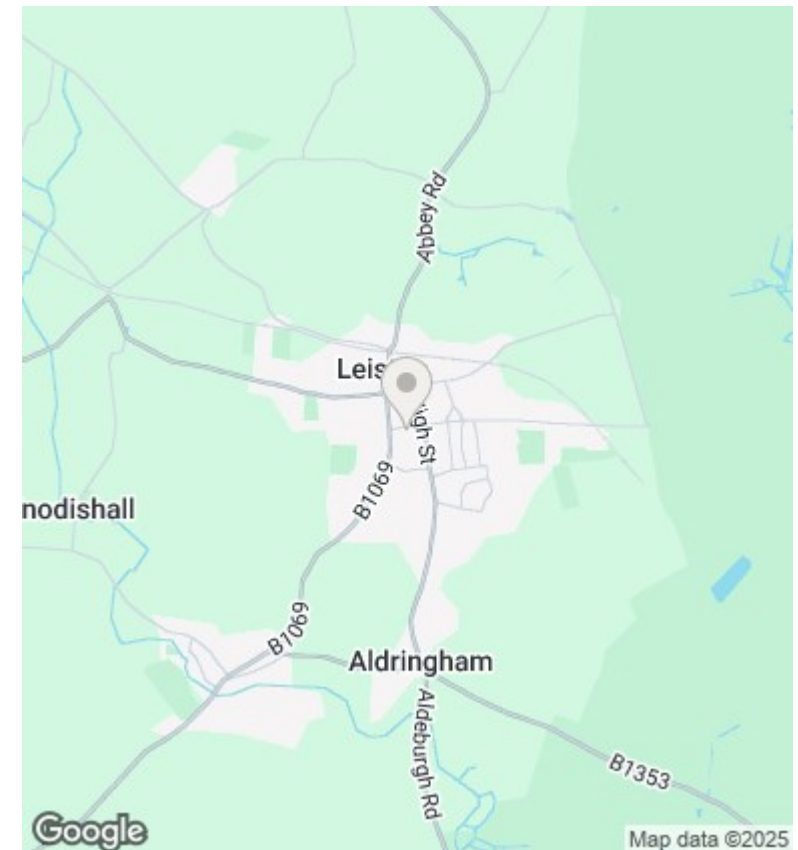
FIXTURES & FITTINGS

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.







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		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(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