



## Leiston, Suffolk

Guide Price £160,000

- No Onward Chain
- Ideal to Live or Rent
- Gas Central Heating
- Two Bedrooms
- Desirable Road
- EPC - C
- Allocated Off Road Parking Space
- Double Glazing & Additional Secondary Glazing



# Westward Ho, Leiston

A charming two bedroom mid-terrace home situated within Leiston.

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: A



## DESCRIPTION

This charming two-bedroom home, offers well-proportioned living spaces and practical features throughout, making it ideal for first-time buyers, investors, or those looking to downsize.

Upon entering the front door, you are into the living room, featuring a large front-facing window that fills the space with natural light, enhanced by an open archway leading into the well-appointed kitchen. The kitchen is fitted with ample units and space for all essential appliances, with dual rear-facing windows offering garden views and additional natural light.

Upstairs, the home boasts two generously sized bedrooms—one with built-in storage—and a modern family bathroom with a full-sized bath and electric shower.

## LIVING ROOM

Upon entering the property, you are welcomed into a spacious and bright living room. This inviting space benefits from two radiators and a large double-glazed window to the front elevation. Natural light continues to flow through the open archway leading to the kitchen, which enhances the airy feel of the room. Additional features include an under-stairs storage cupboard and a fitted ventilation unit.

## KITCHEN

Accessible via the archway from the living room, the kitchen is well-equipped with a range of base and eye-level units. There is ample space for essential appliances. The gas boiler is neatly positioned in the corner. Two double-glazed windows to the rear elevation, both fitted with secondary glazing, allow plenty of natural light to fill the space. A radiator ensures comfort throughout the year.

## FIRST FLOOR

The upstairs landing provides access to both bedrooms and the bathroom, and also houses the loft hatch for additional storage potential.

## BEDROOM ONE

A generous double bedroom featuring a double-glazed window to the front elevation, a radiator beneath, and a ventilation unit.

## BEDROOM TWO

Positioned at the rear of the property, this bedroom includes a radiator beneath a double-glazed window with secondary glazing. A built-in cupboard offers excellent storage and accommodates the water immersion tank.

## BATHROOM

The family bathroom comprises a full-size bath with an electric shower overhead, a WC, and a washbasin. A heated towel rail adds a modern and practical touch.

## OUTSIDE

To the front of the property, a shingled garden area includes a designated space for bins and is enclosed by a secure gate & hedgerow. A paved pathway leads to the front door. A private parking area is located to the right of the terrace, offering one allocated parking space.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently A.

## VIEWING ARRANGEMENTS

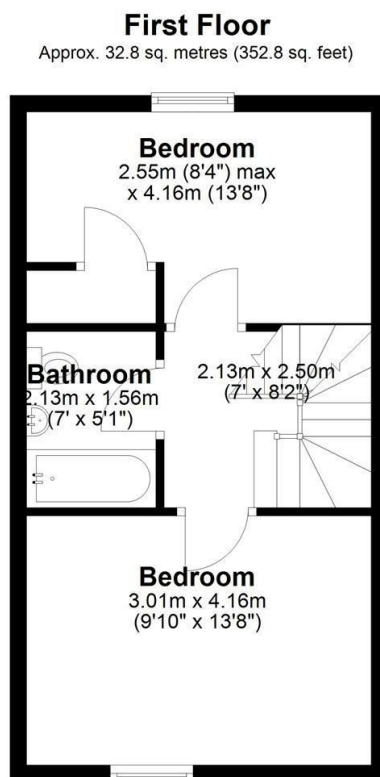
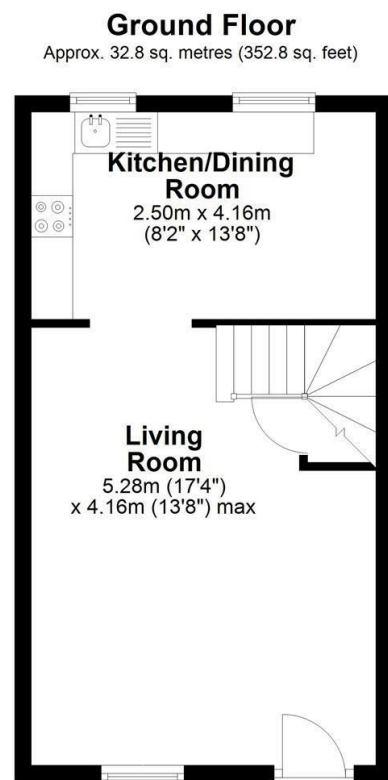
Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view.

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

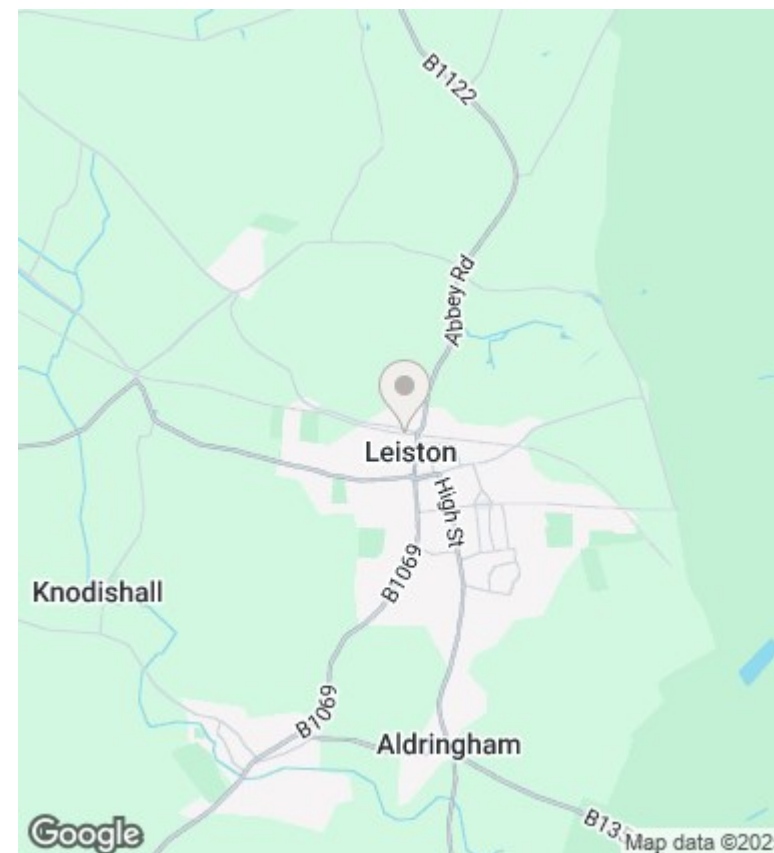
Tel: 01728 833785 Ref: 20881/RDB.

## 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. 65.6 sq. metres (705.7 sq. feet)



## 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.