



## Leiston,

Guide Price £200,000

- No Onward Chain
- Two Reception Rooms & Conservatory
- Central Town Location
- Garage & Driveway
- Double Glazing throughout
- EPC - Awaiting
- Three Bedroom Semi-Detached House
- Potential to Improve



# Grimsey Road, Leiston

A semi-detached house, with garage and parking, that has been within the same family for over 60 years. Located in the popular town of 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: B



## Outside

Accessed via Sylvester Road, the property benefits from a private parking space and a garage located at the end of the garden. The rear garden is low maintenance and includes a shed. Being semi-detached, the property also enjoys side access with a gated pathway leading from the rear garden to the front of the house on Grimsey Road.

## Entrance Hallway

The property is entered through a front porch which leads into the main entrance hallway. The hallway houses the electrical consumer unit and provides access to both reception rooms.

## Reception Room

A bright front-facing reception room with a double-glazed window to the front elevation. Features include an electric storage heater and an electric fireplace set within a feature fireplace. Doors lead to the hallway and the living room.

## Living Room

Carpeted living room with an electric fireplace as the central focal point. Double-glazed window overlooking the conservatory and rear garden. Provides access to both the kitchen and the additional reception room.

## Kitchen

Fitted with a range of base and eye-level units. Two double-glazed windows overlook the conservatory, providing plenty of natural light.

## Conservatory

A spacious conservatory with double-glazed windows throughout and multiple electric sockets. Patio doors open directly onto the rear garden, making it an ideal additional living or dining space.

## Shower Room

Located off the hallway and comprising a walk-in shower, WC, and wash basin. Finished with a heated towel rail and a frosted double-glazed window to the side elevation.

## First Floor Landing

Landing with doors leading to all bedrooms, a loft hatch, and a window to the side elevation.

## Master Bedroom

A generous double bedroom featuring a built-in wardrobe cupboard and two double-glazed windows to the front elevation.

## Second Bedroom

Double bedroom with a double-glazed window to the rear elevation and a built-in wardrobe.

## Third Bedroom

Single bedroom with a double-glazed window overlooking the rear elevation.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently B

## SERVICES

Mains Electricity, Water & Sewage. Electric Heating.

## 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

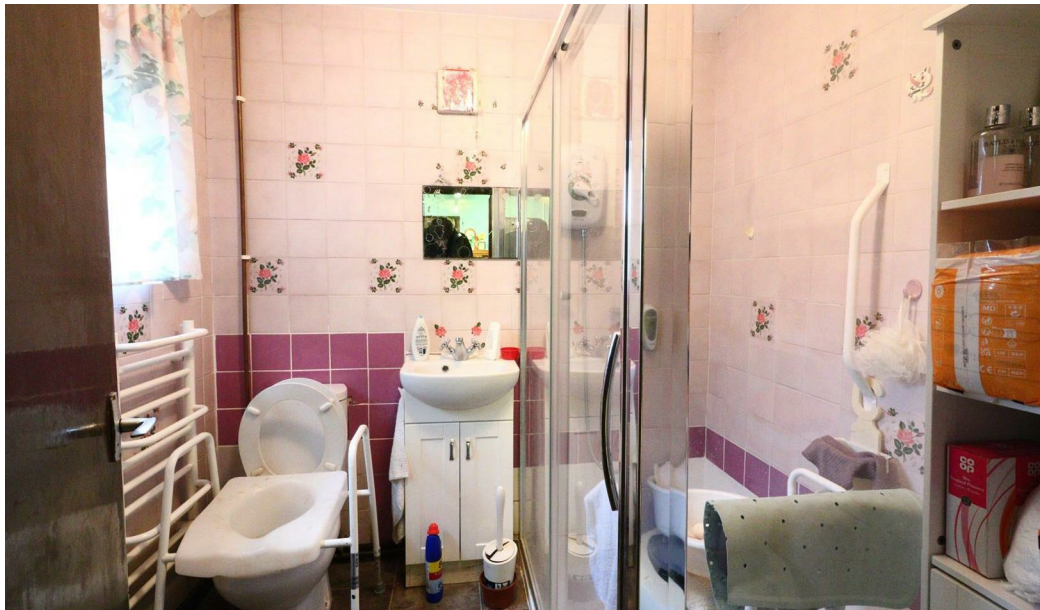


### Fixtures & Fittings

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, 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.

## 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) <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		
EU Directive 2002/91/EC 		
England & Wales		

## 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)