

Flick & Son
Coast and Country



LEISTON - SUFFOLK

GUIDE PRICE £200,000

EXTENDED - COMPLETELY REFURBISHED - OPEN PLAN LIVING ACCOMMODATION - KITCHEN WITH APPLIANCES ENERGY EFFICIENCY RATING C.

DESCRIPTION

Flick & Son are pleased to bring to the market this extended and exceptionally well presented end of terrace house which has been completely remodelled by the current owners to include a stylish fitted kitchen breakfast room with integrated appliances and cloakroom. An open plan living room with two sets of French doors opening into a walled garden which enjoys southerly aspect. On the first floor the property has two double bedrooms with wardrobes and bathroom complete the accommodation. The property is finished to an excellent specification including gas central heating, double glazing and oak floors throughout the ground floor, extensive high-quality storage, kitchen and bathroom fittings. Externally a walled garden stands to the side of the property and to the rear there is allocated parking.

LOCATION

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.

ACCOMODATION

ENTRANCE HALL

Opaque double glazed entrance door and staircase rising to first floor. Door opens to:

KITCHEN

The kitchen is fitted with a stylish range of base and wall units with flush door cupboards, marble effect worksurfaces with matching up stands and includes a workstation and breakfast bar. Integrated single drainer stainless steel sink unit with mixer tap. Appliances include: Electric hob with cooker hood over, built-in fan oven and combination microwave oven. American style fridge freezer and concealed dishwasher. Ceiling down lighting. The kitchen opens to:

LIVING ROOM

Deep double glazed windows with shutters and two sets of double glazed patio doors opening to the garden. Excellent range of built-in storage and ceiling down lighting.

CLOAKROOM

White suite comprising hand basin with mixer tap and WC. Opaque double glazed window.

FIRST FLOOR LANDING

Built in airing cupboard with heated towel rail

BEDROOM

Two double glazed windows with shutters to front, Built in wardrobe.

BEDROOM

A double glazed window to rear.

BATHROOM

White suite comprising large tiled shower cubicle handbasin with storage below and WC. Towel rail.

OUTSIDE

Open plan lawn to front. To the side and rear is a walled garden paved with planting. Timber storage shed. Allocated parking at the rear.

OUTGOINGS

Details can be obtained from the East Suffolk Council.

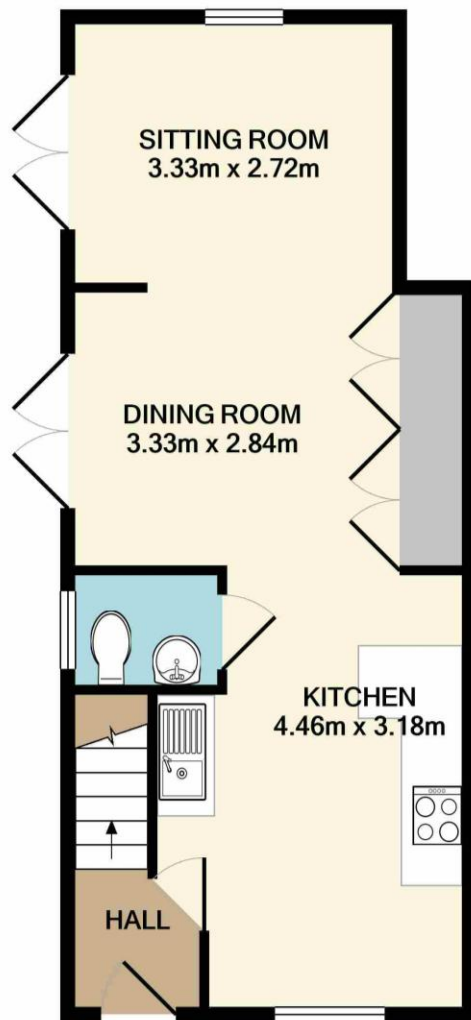
VIEWING

Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view. Email: leiston@flickandson.co.uk Tel: 01728 833785 Ref: 19582/RDB.

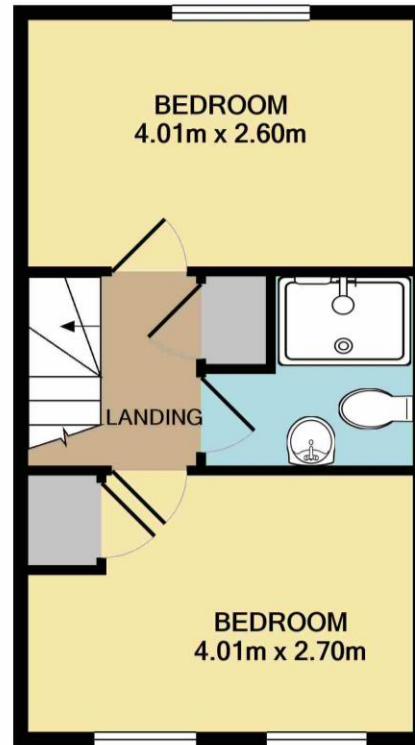


Rental Guide
£700 pcm





GROUND FLOOR
APPROX. FLOOR
AREA 38.5 SQ.M.
(414 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 29.3 SQ.M.
(315 SQ.FT.)

TOTAL APPROX. FLOOR AREA 67.7 SQ.M. (729 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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.

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.

EPC

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

FINANCIAL SERVICES

Flick & Son offer and financial services through David James Wealth Limited. It is your decision whether you chose to deal with them. Should you choose to use David James Wealth Limited you should know that we would receive a referral fee at 20% of the case size for recommending them.

CONVEYANCING

Flick & Son may refer prospective purchasers to David Barney & Company or Fairweather Law for conveyancing and MS Surveys for property surveys. It is your decision whether you chose to deal with them. Should you choose to use David Barney & Company or Fairweather Law you should know that we would receive a referral fee of £100 for recommending them and a £50 referral fee from MS Surveys.

