Flick & Son
Coast and Country







# Leiston,

## Guide Price £160,000

- Gorgeous End of Terrace Cottage
- Two Bedrooms
- Walking Distance of High Street & Shops
- Open Plan Downstairs
- Upstairs W/C
- EPC: E
- Ground Floor Shower Room
- Garden
- Cash Buyers Only!

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633777

enquiries@flickandson.co.uk
www.flickandson.co.uk

# Valley Road, Leiston

A modernised two bedroom cottage located close to the centre of the popular town of Leiston. The town 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.

2 1 1 E

Council Tax Band: A





## TENURE
Freehold

## DESCRIPTION
Flick & Son are pleased to offer for sale this gorgeous two bedroom end terrace cottage situated in the popular town of Leiston, just a short drive from the beach.

Cash Buyers Only!

## ACCOMMODATION
Through the front door you are greeted into a light and airy, yet cosy sitting room which leads to a spacious, modern kitchen. At the rear of the property you find the bathroom with shower and the back door providing access to the rear courtyard.

Upstairs there is a fantastic master bedroom to the front, a further bedroom and a useful upstairs W/C.

Outside to the front you find the sweet, cottage garden and at the rear there is a small courtyard with a shed currently housing the tumble dryer.

The property is heated via electric heating. It has an EPC rating E.

## 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.

## Agents Note
Property has been a rental, now vacant. Photos from prior to previous tenancy.

## Outgoings
Council Tax Band Currently A

## SERVICES
Mains Water, Electricity & Sewage.

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





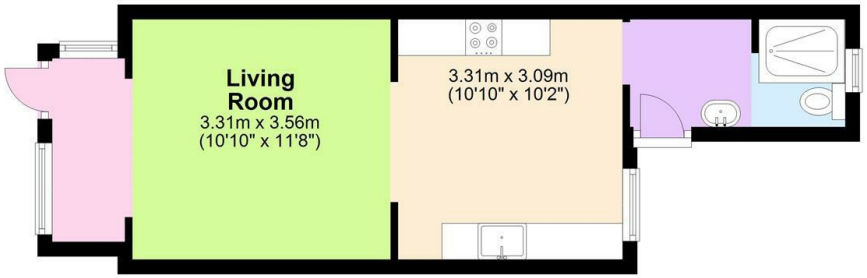






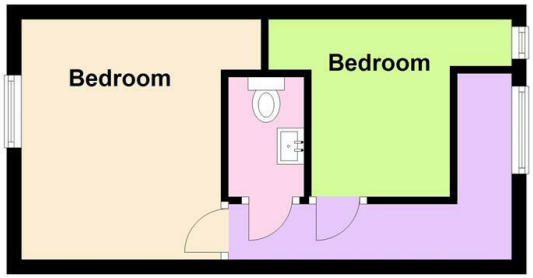
## Ground Floor

Approx. 29.7 sq. metres (319.5 sq. feet)




## First Floor

Approx. 22.3 sq. metres (240.5 sq. feet)




Total area: approx. 52.0 sq. metres (560.0 sq. feet)

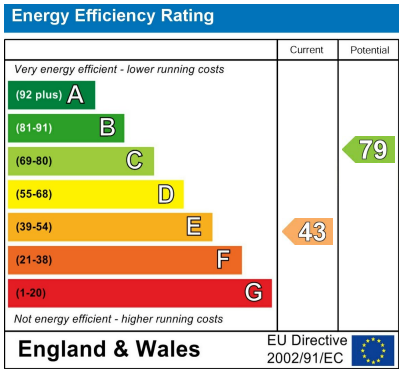



### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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

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

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