



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

WATERLOO AVENUE, LEISTON, IP16 4HF

TENURE : FREEHOLD

GUIDE PRICE £400,000

- Converted Victorian School
- Open Plan Living Area
- Off Road Parking
- Three Bedrooms
- Bathroom & Shower Room
- Gas Central Heating

THE ACCOMMODATION



Entrance Lobby

With built-in storage and doors to...

Study / Bedroom Three *2.71m x 2.60m (8' 11" x 8' 6")*

With feature fireplace and window to side aspect.

Living Area *7.36m x 5.77m (24' 2" x 18' 11")*

A spacious living area with vaulted ceiling and gallery landing above, an array of characterful windows allow a huge amount of natural light in. There's a feature fireplace, understairs storage and open to the...

Kitchen Area *3.25m x 3.61m (10' 8" x 11' 10")*

Fitted with a contemporary range of wall and base cabinets with work surfaces over, built-in electric oven, hob and cooker hood, inset sink/drain unit.

Bedroom Two *4.34m x 3.25m (14' 3" x 10' 8")*

With windows to side aspect.

Shower Room

Fitted with a large shower enclosure, WC and wash basin.

First Floor Gallery Landing

With access to the Utility cupboard housing plumbing for washing machine, and a door to...

Bedroom One *4.20m x 4.06m (13' 9" x 13' 4")*

With windows to rear aspect and two large walk-in wardrobes and a door to the...

En-Suite Bathroom

Fitted with a P-shaped space-saver shower bath, two wash basins and WC, with eaves storage space and windows to side aspect..

Outside

To the front of the property is an enclosed garden with patio, lawn and well-stocked planting beds. There's a parking area to the side with space for two cars.



THE PROPERTY & LOCATION

A beautifully presented converted Victorian school house within the town of Leiston. The generously proportioned accommodation comprises an entrance lobby, a spacious light and airy open plan living area with vaulted ceiling, three bedrooms, a shower room and en-suite bathroom. There's off road parking, a pleasant garden and gas central heating.

Leiston is a small town situated close to the Heritage Coast, within a short drive of Aldeburgh, Sizewell, Saxmundham and Snape. The town offers a good level of amenities including schools, shops, restaurants, leisure centre, and cinema.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000

TOTAL FLOOR AREA - 134 SQUARE METRES / 1438 SQUARE FEET



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Council Tax Banding : C



We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given