



Leiston,

Guide Price £260,000

- No Onward Chain
- Stunning South Facing Garden
- Gas Central Heating & Solar Panels
- Three Bedrooms
- Immaculate Condition Throughout
- EPC - C
- Upstairs Bathroom
- Large Reception Room

Carr Avenue, Leiston

A Truly Immaculate Three Bedroom House with Stunning South Facing Garden. 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



Tenure

Freehold

Outside

A truly stunning south-facing rear garden is one of the standout features of this immaculate home. Perfectly proportioned and enjoying a sunny aspect throughout the day, the garden offers an ideal outdoor space for both relaxation and entertaining. A patio area immediately outside the property provides the perfect spot for outdoor seating, while the remainder is mainly laid to lawn. At the rear of the garden is a productive vegetable area, along with a large storage shed and greenhouse. A side access gate provides convenient access to the garden, which also benefits from external water and electricity points.

Entrance Hallway

A welcoming entrance hallway with a door leading to the reception room and a straight staircase rising to the first-floor landing.

Living & Dining Room

A wonderful open-plan living and dining space, generously proportioned and filled with natural light thanks to a large front-facing window and patio doors opening onto the rear garden. A useful built-in storage cupboard is located in the corner of the room.

Kitchen

A beautifully presented modern kitchen, bright and airy with two windows and a rear access door. The kitchen is fitted with a range of wall and base units and includes an integrated oven, induction hob and extractor hood. There is designated space for both a dishwasher and washer/dryer. The recently installed Vaillant gas combination boiler is neatly housed within a cupboard.

First Floor Landing

The landing provides access to all three bedrooms and the family bathroom. There is a loft hatch overhead and a useful built-in storage cupboard.

Principle Bedroom

A spacious principal bedroom with ample room for a double bed and additional furniture. Two front-facing windows provide plenty of natural light and overlook the front of the property.

Bedroom Two

A generous double bedroom with a window overlooking the attractive rear garden.

Bedroom Three

A versatile small double or generous single bedroom, currently used as a home office. The room enjoys pleasant views over the rear garden and beyond, making it an ideal workspace or third bedroom.

Bathroom

A spacious and well-appointed family bathroom featuring a walk-in shower, wash hand basin, WC and heated towel rail. A frosted side-facing window provides natural light while maintaining privacy.

Services

Mains gas, electricity, water and drainage are connected.

The property was fully rewired in 2022.

Solar Panels on the Roof with feed in tariff (achieving £900 per annum approximately)

Outgoings

Council Tax Band Currently B

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.

Viewing

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

Email: leiston@flickandson.co.uk

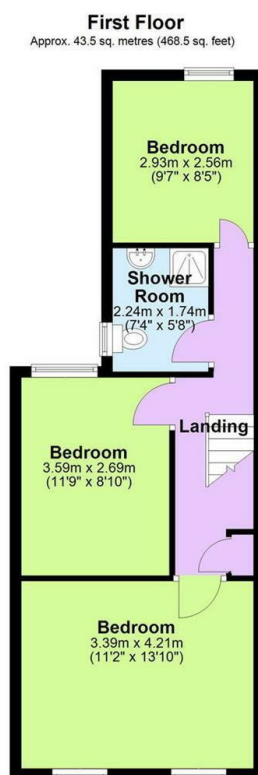
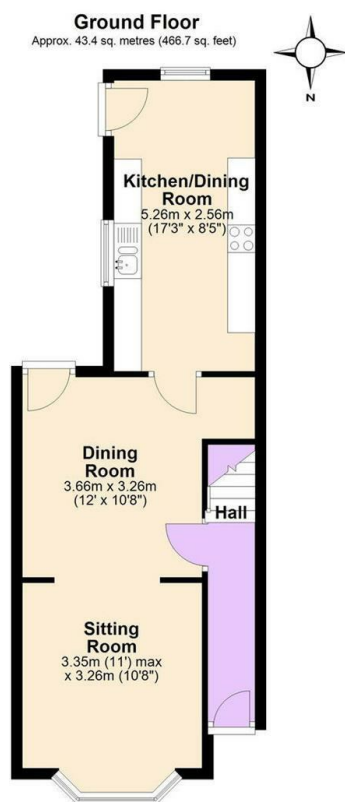
Tel: 01728 833785

ANTI-MONEY LAUNDERING (AML) AND ID CHECKS

Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant







Total area: approx. 86.9 sq. metres (935.1 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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