



Leiston,

Guide Price £210,000

- Modern Mid Terrace House
- Living Room with Direct Access to the Garden
- Double Glazing
- Perfect First Home or BTL
- 2 Bedrooms
- 2 Designated Parking Spaces
- Kitchen/Dining Room
- Gas Central Heating
- EPC - D

Carr Avenue, 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



DESCRIPTION

A well-presented modern mid-terrace home occupying a pleasant position, set back from the road behind an attractive lawned front garden, which is well screened by established hedging and individual shrubs. The property provides comfortable and well-planned accommodation, complemented by gas-fired central heating, double glazing and the particular advantage of two designated parking spaces to the rear.

An opaque double-glazed entrance door opens into a useful entrance lobby, leading through to a spacious kitchen/dining room. The kitchen is fitted with an appealing range of Shaker-style wall and base units with wood-block effect work surfaces, incorporating an electric oven and hob, together with a window overlooking the front garden. The generous living room provides an excellent everyday living space, with glazed patio doors opening directly onto the rear garden and a staircase rising to the first floor.

On the first floor are two bedrooms, including a particularly generous principal bedroom positioned to the rear and enjoying a pleasant outlook over the garden. The second bedroom is situated to the front and incorporates a useful airing cupboard housing an insulated hot water cylinder. A spacious shower room completes the accommodation, fitted with a large shower, wash basin and WC.

The rear garden is a particularly attractive feature, incorporating a paved patio leading onto a lawn with established individual shrubs. A pathway extends along the garden to a useful timber garden shed with electric supply, while a rear gate provides convenient access to the parking area, where the property benefits

from two designated parking spaces. Overall, the property offers an appealing combination of comfortable modern accommodation, attractive gardens and practical parking, making it well suited to a range of purchasers.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently B

SERVICES

Mains gas, electricity, water and drainage

VIEWING ARRANGEMENTS

Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view. Email: leiston@flickandson.co.uk Tel: 01728 833785 Ref: 21198/RDB.

FIXTURES AND 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

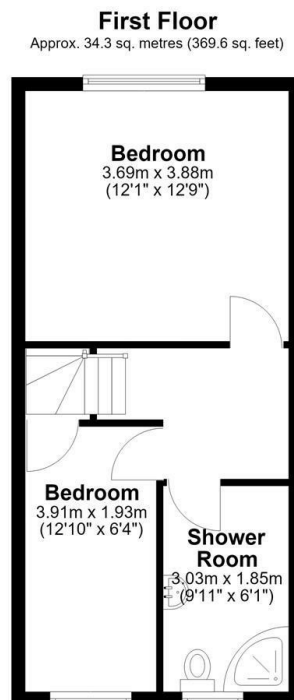
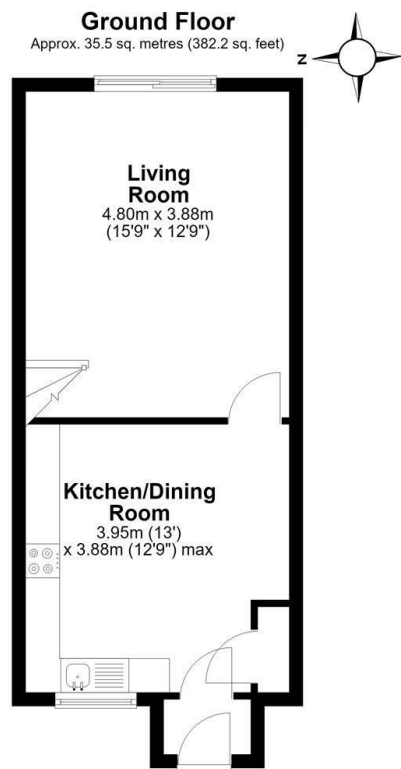
make or give any representation or warranty whatsoever, as regards the property or otherwise.

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. 69.8 sq. metres (751.8 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		86
(69-80) C		
(55-68) D	68	
(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