

A recently improved four bedroom town house in the heart of Leiston with driveway parking and enclosed rear gardens.



RENT

£1,150 PCM

Ref: R2553

Address

22a Valley Road
Leiston
Suffolk
IP16 4AQ



Entrance hall, sitting room, kitchen/breakfast room, utility/cloakroom, three bedrooms on the first floor with family bathroom and a further master bedroom on the second floor. Parking for two cars to the front of the property. Rear enclosed garden with shed.

To let unfurnished on an Assured Shorthold Tenancy for a term of twelve months with a view to extending.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

22A Valley Road is situated in the town of Leiston which has a good selection of shops, a medical centre and nearby schools. Leiston itself is situated just four miles north-west of the coastal town of Aldeburgh and two miles from the smaller picturesque coastal village of Thorpeness. Snape, home of the famous Aldeburgh Festival is approximately five miles. Saxmundham (five miles) has a railway station which links with main Inter-City services from the county town of Ipswich (twenty-five miles) to London Liverpool Street station. The main A12 trunk road, which by-passes Saxmundham, links Lowestoft in the north to Ipswich in the south.

The Accommodation

Ground Floor

Entering through a partially glazed UPVC door into

Entrance Hallway

With radiator. A door leads to the

Sitting Room 13'3" x 12'5" (4.05m x 3.79m)

With ceiling inset spotlights and wall lights. Radiator . BT and TV points. Window overlooking the front of the property. A door leads into

Kitchen/Breakfast Room 11'0" x 11'7" (3.37m x 3.54m)

With a range of ash effect base and wall units with a new grey speckle roll top Formica worksurface over. Inset into the worksurface is a stainless steel sink with mixer tap over. Space for dishwasher, space for fridge-freezer. Electric oven and hob with extractor hood over. Radiator. Tiled flooring. Understairs cupboard.

Utility/Cloakroom

Comprising of a WC, wash hand basin and space for washing machine and tumble dryer. Radiator. Window to the rear elevation.



Stairs off the hallway lead to

First Floor

Landing

With doors off to

Bedroom Two 11'0" x 9'5" (3.37m x 2.88m)

A double room with two Velux windows. Radiator. TV point and BT socket.

Bedroom Three 12'4" x 8'4" (3.76m x 2.56m)

A further double bedroom. Radiator. TV point and BT point. Window to the front elevation.

Bedroom Four 7'9" x 14'2" (2.38m x 4.32m)

A single room which can be used as a study/bedroom four. Radiator. BT point and TV point. Window to the front elevation.



Family Bathroom
 Comprising of a white low-level WC, wash handbasin and bath with overhead shower. Mirror with shaver light. Radiator. Velux window.

Stairs off the first floor landing lead to the

Second Floor

Landing
 With doors leading to

Master Bedroom 16'7" x 13'8" (5.06m x 4.19m)
 With two full length Velux windows. Small storage eaves cupboard. BT point and TV point. Wall light and spotlights.

Outside
 To the front of the property there is a block paved area with parking for two cars. The garden to the rear of the property is laid to lawn with a small patio area. There is a wooden shed for the tenants use and a back gate for bin/bicycle storage.

This property has the benefit of solar panels to the roof.

- Services* Mains electricity, water and drainage
- Broadband* To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
- Mobile Phones* To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax Band B; £1,800.91 payable per annum 2025/2026

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Directions

Travelling north on the A12, take the first right turn to Saxmundham signposted Benhall and Saxmundham. Continue through the village of Benhall and in the centre of Saxmundham, take the right turn at the traffic lights, signposted to Leiston (B1119). On reaching Leiston, continue along Waterloo Avenue to the traffic lights, take the left hand turn to the High Street, taking the sharp left turn into Valley Road where the property will be situated on the right hand side, and identified by a Clarke & Simpson To Let board.

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