Flick & Son
Coast and Country

Leiston,

Guide Price £205,000

- No Onward Chain
- Semi-Detached Bungalow
- Gas Central Heating
- Two Bedrooms
- Walking Distance of High Street & Shops
- EPC: C
- Garage & driveway
- South Facing Garden

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

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

Seaward Avenue, Leiston

A spacious two bedroom semi-detached bungalow in a convenient location close to Leiston town centre. 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.

2 1 1 C

Council Tax Band: A

Tenure
Freehold

DESCRIPTION
Flick & Son are pleased to offer for sale this spacious two bedroom semi-detached bungalow in a convenient location close to Leiston town centre.

ACCOMMODATION
As you enter through the front door you are greeted into a spacious entrance hallway from which you find a large open plan living/dining area leading to the modern kitchen.

From the entrance hallway you also find the master bedroom with views over the garden, a further bedroom to the front of the property and the bathroom with walk in shower.

Outside to the rear there is a good size garden and to the front there is a further small garden area, garage and driveway providing ample off street parking.

The property is heated via gas fired central heating. It has an EPC rating C.

LOCATION
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Outgoings
Council Tax Band currently A

SERVICES
Mains Gas, 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. 62.2 sq. metres (669.3 sq. feet)

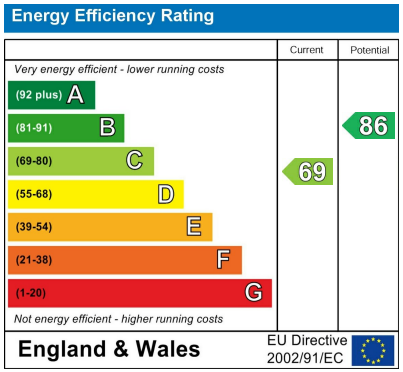
Total area: approx. 62.2 sq. metres (669.3 sq. feet)

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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