



## Leiston, Suffolk

Guide Price £275,000

- Semi-Detached Home
- Parking for Several Cars
- EPC - D
- Four Bedrooms
- Gas Central Heating
- Rental guide price - £975pcm
- Large Rear Garden
- Solar panels

# Valley Terrace, 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 particularly spacious semi-detached family home standing in an elevated position with ample off-road parking and large rear garden. Situated a short walk from the high street this, large family home features solar panels gas central heating and double glazing. The entrance hall leads to the ground floor bathroom, double reception room with cast iron open fireplace. To the rear the kitchen/breakfast room is fitted with range of base and wall cupboards and has a entrance door opening to the rear garden. On the first floor the property has two double bedrooms and two single bedrooms. Outside a wide block paved driveway provides parking for multiple vehicles, side access leads to the enclosed rear garden, central paved pathway with decked seating area to one side a laid to slate chipping on the other. Archway opens to the lawn enclosed by fencing.

## ACCOMMODATION

### STORM PORCH

Entrance door to:

### ENTRANCE HALL

Staircase to first floor with cupboard below.

### BATHROOM

Panel bath with shower over, hand basin and WC. Opaque double glazed window.

### SITTING/DINING ROOM

Double glazed window to front. Cast iron open fireplace with cabinet to one side.

## KITCHEN/BREAKFAST ROOM

Range of fitted base and wall cupboards, work surfaces with 1 ½ bowl sink unit. Electric oven and hob. Plumbing for washing machine, double glazed windows and door to garden.

## FIRST FLOOR LANDING

Double glazed window to side.

## BEDROOM

Double glazed window to front.

## BEDROOM

Double glazed window to front.

## BEDROOM

Double glazed window to rear.

## BEDROOM

Double glazed window to rear.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently B. Further details can be obtained via East Suffolk Council.

## VIEWING

Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view. Email: [leiston@flickandson.co.uk](mailto:leiston@flickandson.co.uk) Tel: 01728 833785 Ref: 20337/RDB.

## FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale

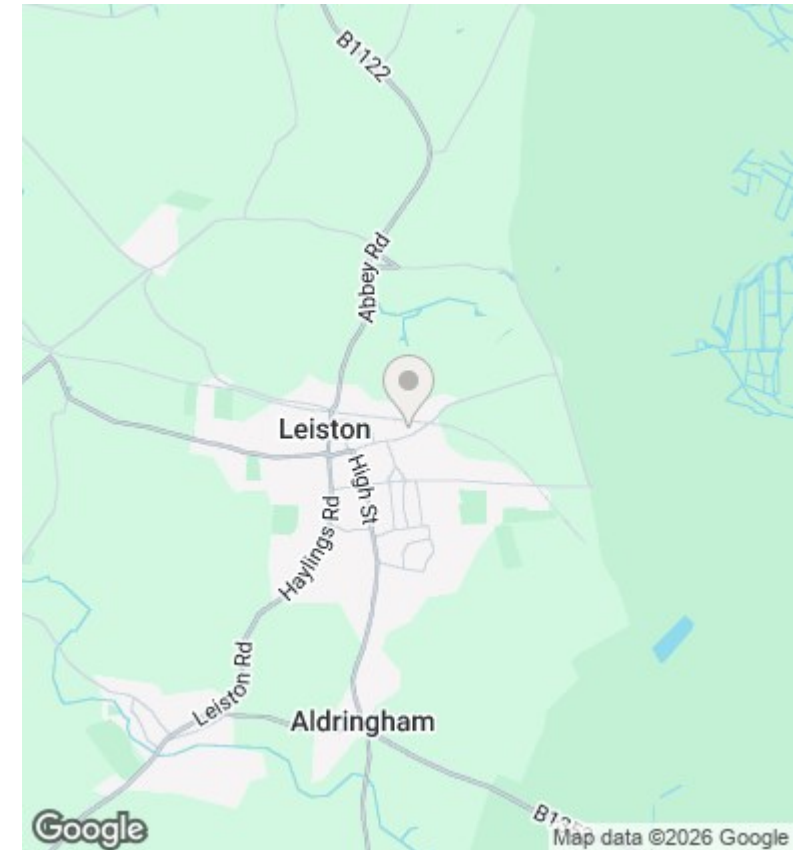
and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute 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.







TOTAL FLOOR AREA: 1087 sq.ft. (101.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misquotation. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency class for them.  
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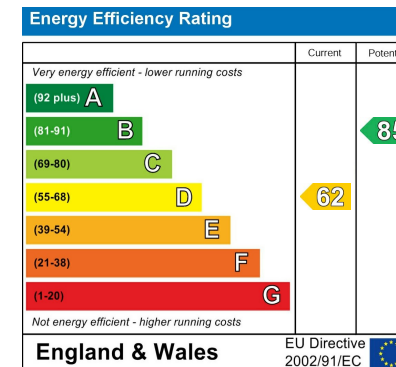


### Conveyancing, Surveys & Financial Services

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](http://www.epcregister.com)