



Leiston,

Guide Price £200,000

- No Onward Chain
- Corner Plot
- Gas Central Heating
- Two Bedrooms
- On Road Parking
- EPC - D
- Garden Room & Living Room
- Quiet Cul-De-Sac Location

Haven Road, Leiston

Semi-Detached Bungalow on Corner Plot within Quiet Cul-de-sac. 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: A



Tenure

Freehold

Outside

A very pretty and appealing frontage welcomes you to the property, accessed via a front gate leading into an attractive front garden laid mainly to lawn with a slabbed footpath to the entrance.

The property occupies a generous corner plot, with access to the side revealing a substantial lawned garden positioned on the south side, enjoying excellent sunshine throughout the day. There is also a further lawned rear garden, offering additional outdoor space.

A patio area sits directly outside the conservatory, perfectly positioned to make the most of the sunny orientation, creating a wonderfully bright and inviting space for outdoor dining and relaxation. Two useful storage sheds are also included.

Entrance Hallway

Entered via a frosted double-glazed front door allowing plenty of natural light, the hallway features a radiator and loft hatch access. Doors lead to the bedrooms, shower room, and living room.

Living Room

A lovely bright reception room featuring a double-glazed bay window overlooking the front elevation. The room is centred around an attractive gas fireplace, creating a cosy focal point. There is a useful storage cupboard housing the Vaillant gas combination boiler, water softener, and shelving. Doors lead to the kitchen and garden room.

Kitchen

Accessed from the living room, the kitchen has a frosted double-glazed door leading to the rear garden and a double-glazed

window above the sink overlooking the garden.

The kitchen is fitted with a range of base units and selected eye-level units, along with a built-in oven and four gas hobs. A pantry provides additional storage space.

Garden Room

A truly beautiful room that feels at one with the garden. Surrounded by double-glazed windows and featuring a plastered ceiling and radiator, this space is comfortable and usable all year round. A door provides direct access to the rear garden.

Bedroom One

A generous double bedroom with a double-glazed window overlooking the front garden. The room benefits from a radiator and an attractive open fireplace feature.

Bedroom Two

A well-proportioned second bedroom with a radiator and double-glazed window overlooking the rear garden.

Shower Room

A practical wet room comprising a walk-in shower (currently fitted with handrails), wash hand basin, WC, and heated towel rail. A frosted double-glazed window overlooks the rear elevation.

Outgoings

Council Tax Band Currently A

Services

Mains Gas, Water, Electricity & Sewage

Viewing Arrangements

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

Email: leiston@flickandson.co.uk

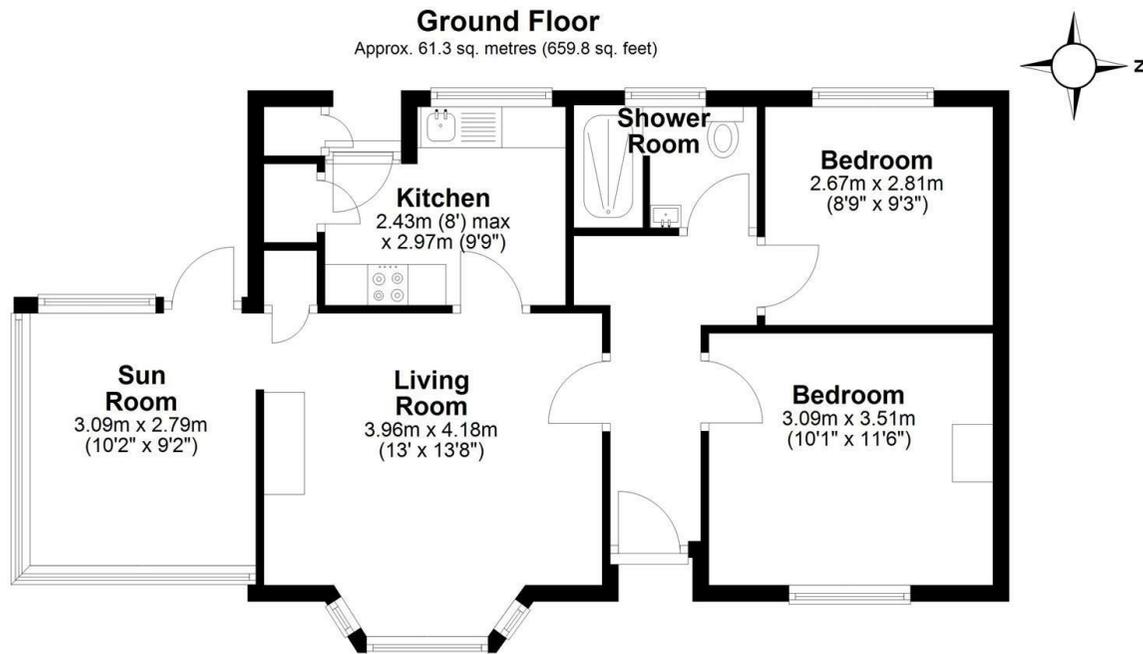
Tel: 01728 833785

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 area: approx. 61.3 sq. metres (659.8 sq. feet)



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law 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 £75 for My Mortgage Planner, £200 fee for Fairweather Law referrals 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com