



Leiston,

Guide Price £395,000

- Three Double Bedrooms
- Fully Fitted Kitchen
- Chain Free
- Ensuite
- Allocated Parking
- EPC - B
- Spacious Lounge/Diner
- Ideal holiday let

Oaks Court, Leiston

Flick and Son are pleased to be able to offer this immaculate three double bedroom home offering spacious lounge/diner, fully fitted kitchen, en-suite and family bathroom situated in the sought after village of Thorpeness.



Council Tax Band:



Entrance Hall

Stairs rise to the first floor, with radiator and doors leading to:

Cloakroom

Frosted double-glazed window to the front aspect. Two-piece suite comprising low-level WC and wash hand basin. Radiator and tiled flooring.

Tenure

Freehold

Lounge/Diner

Double-glazed door and double-glazed bay window overlooking the rear aspect. Useful storage cupboard beneath the stairs. Opening through to:

Kitchen

Double-glazed windows to the front aspect. Fitted with a range of base and wall-mounted units, stainless-steel sink and drainer, and a range of integrated appliances including washing machine, fridge/freezer and dishwasher. Fitted Neff oven, hob, extractor and microwave. Concealed Baxi boiler, tiled flooring and radiator.

First Floor Landing

Two double-glazed windows to the front aspect. Walk-in alcove providing an ideal study area. Radiator and door to storage cupboard. Stairs rise to the second floor, with doors leading to:

Master Bedroom

Double-glazed bay window to the rear aspect, radiator and door to:

Ensuite

Frosted double-glazed window to the front aspect. Three-piece

suite comprising low-level WC, vanity wash hand basin and shower cubicle. Tiled flooring and heated towel rail.

Bedroom Two

Double-glazed window to the front aspect and radiator.

Bathroom

Frosted double-glazed window to the rear aspect. Three-piece suite comprising low-level WC, vanity wash hand basin and bath with shower over. Tiled flooring and heated towel rail.

Second Floor Landing

Door to wardrobe/storage cupboard and door leading to:

Bedroom Three

Double-glazed windows to both the front and rear aspects. Access to loft space and radiator.

Outside

Lawned area with open paved porch.

Paved rear garden with garden shed and gated rear access

Parking

Allocated parking space

Services

Mains Gas, Water, Electricity & Sewage

Viewing

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.

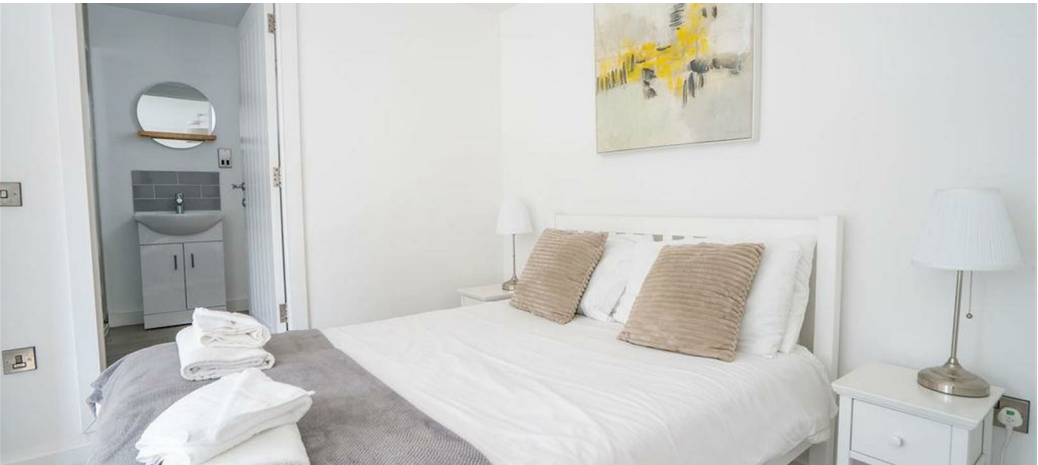
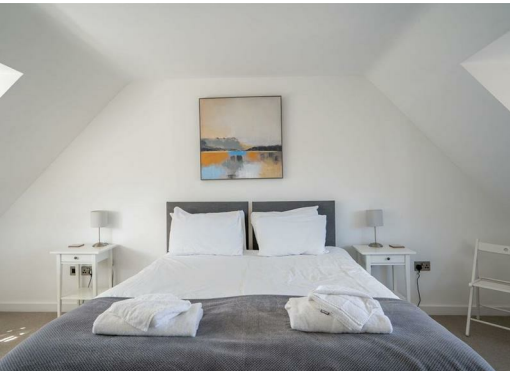
Email: aldeburgh@flickandson.co.uk

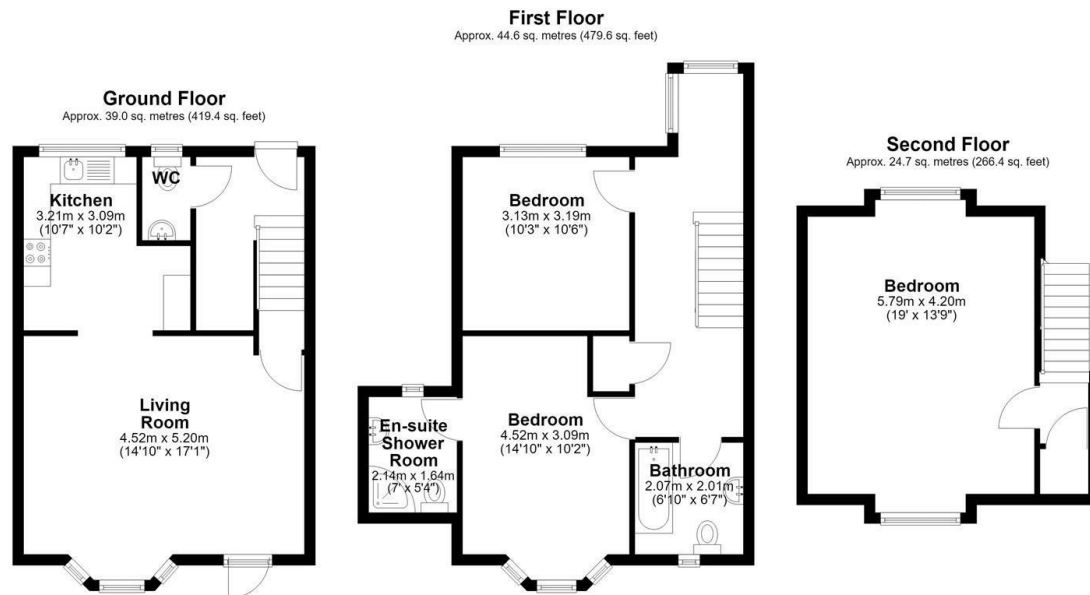
Tel: 01728 452469

Fixtures & Fittings

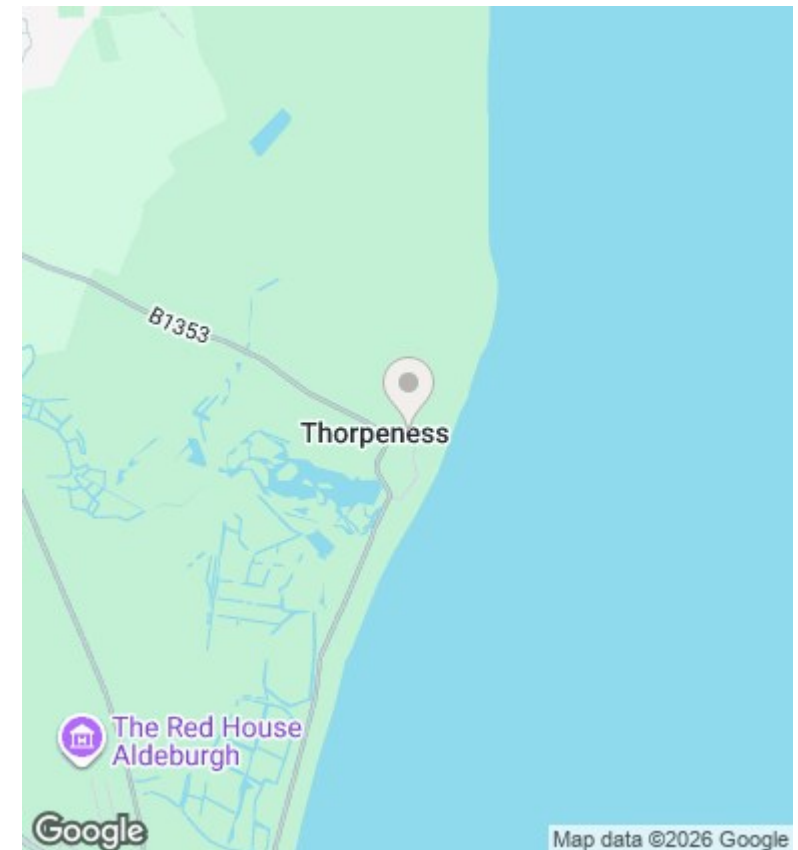
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in 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. 108.3 sq. metres (1165.4 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		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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