



Leiston,

Guide Price £495,000

- Renovated to HMO Requirements
- Off-street parking
- Ready to Let
- Five bedrooms
- Walking Distance to High Street
- EPC: C
- Three bathrooms
- Close to Sizewell C project

Waterloo Avenue, Leiston

A beautifully presented five bedroom, three bathroom home with off-street parking just a short distance from the Sizewell C project. 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: C



DESCRIPTION

Flick & Son are pleased to offer for sale this beautifully presented five bedroom, three bathroom home with off-street parking just a short distance from the Sizewell C project.

ACCOMMODATION

The downstairs of this spacious property comprises two double bedrooms which share a 'Jack and Jill' ensuite shower room along with a fabulous open plan kitchen/social space.

Upstairs located at the front of the bedroom is the largest bedroom with ensuite shower room. There are two further bedrooms on this floor which share a shower room.

Outside to the rear there is a generous but low maintenance garden. To the front of the property there is off-street parking for two vehicles.

LOCATION

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VIEWINGS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view

Agents Note

Property renovated to HMO guidelines but no current HMO License.

Outgoings

Council Tax Band Currently C

Services

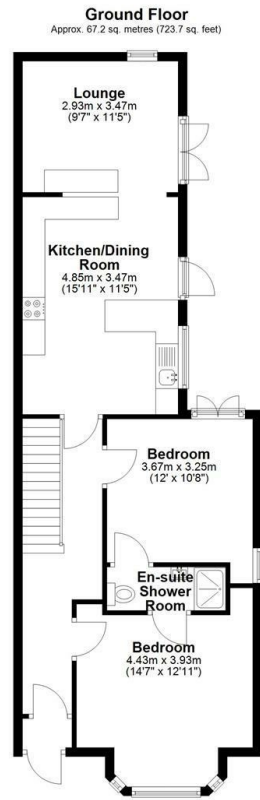
Mains Gas, Water, Electricity & Sewage

Fixtures & Fittings

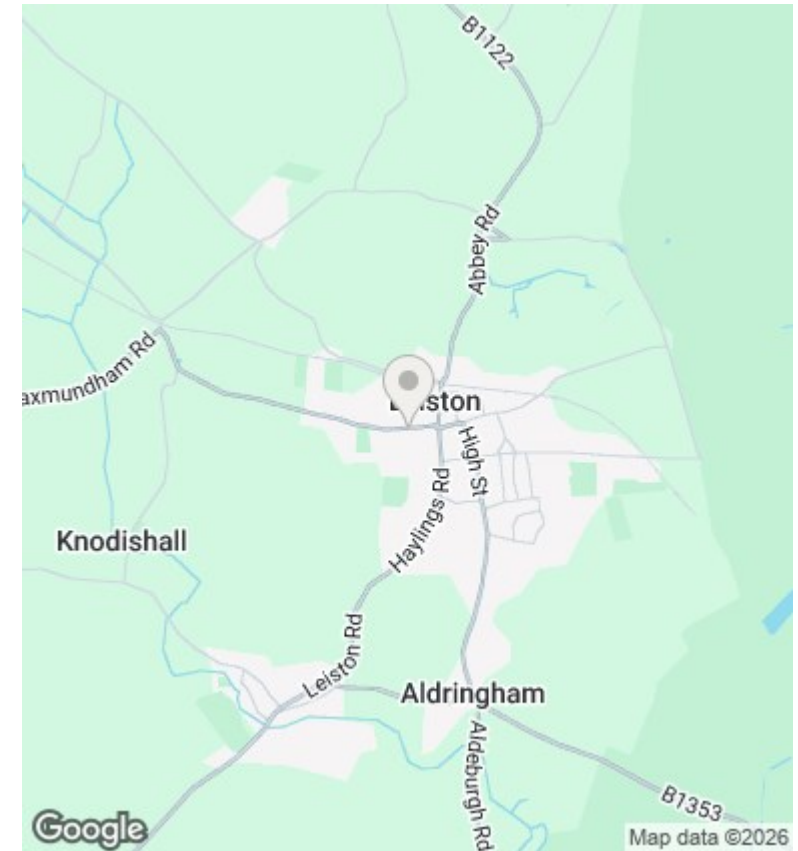
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in 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. 121.5 sq. metres (1308.1 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		76	80
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