Flick & Son
Coast and Country

Leiston,

Guide Price £285,000

- Three Bedroom Semi-Detached House
- Two Bathrooms
- Walking Distance to High Street
- Ideal Home or Investment
- Very Good Condition Throughout
- EPC - Awaiting
- Garage & Driveway
- Gas Central Heating

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

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

Heath View, Leiston

A semi-detached House with large garden, garage and driveway. 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.

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Council Tax Band: B

TENURE
Freehold

Entrance Hallway
The front door opens into a spacious porch area, ideal for coats and shoes, with a radiator. From here there is access to the downstairs shower room, and through a double-glazed door into the kitchen and staircase. A carpeted staircase leads to the first-floor landing, with a radiator and double-glazed window at the base of the stairs. An under stairs cupboard provides useful storage.

Downstairs Shower Room
Fitted with modern units comprising a shower, wash basin and WC. Double-glazed window to the front elevation.

Kitchen
A generous kitchen fitted with modern units on three sides at both base and eye level. Integrated fridge freezer and dishwasher, with oven and induction hob. Sink positioned beneath a window overlooking the garden. Breakfast bar with radiator beneath.

Living Room
A warm, cosy yet spacious living room, filled with natural light from a large double-glazed window to the front elevation and patio doors opening onto the garden. The room is centred around an attractive gas fireplace designed to resemble a log burner. Additional storage cupboard to the side and two radiators.

Conservatory
A large conservatory overlooking the garden, ideal for use as an additional reception room or dining space.

Upstairs Landing
Carpeted landing with double-glazed window to the front elevation and loft hatch above.

Bedroom One
Double bedroom with double-glazed window overlooking the rear garden and radiator beneath.

Bedroom Two
A spacious bedroom offering ample room for a bed and wardrobes. Double-glazed window overlooking the garden and radiator.

Bedroom Three
Single bedroom with double-glazed window to the front elevation and radiator.

Bathroom
Modern suite comprising bath, wash basin and WC. Heated towel rail. One frosted window and a larger window to the south elevation, providing excellent natural light.

Outside
A paved driveway, complemented by an additional shingle driveway, provides off-road parking for at least three vehicles. Single garage with gated access to the rear garden. The rear garden is of a good size, mainly laid to lawn with a patio area behind the garage.

Council Tax
Currently Band B

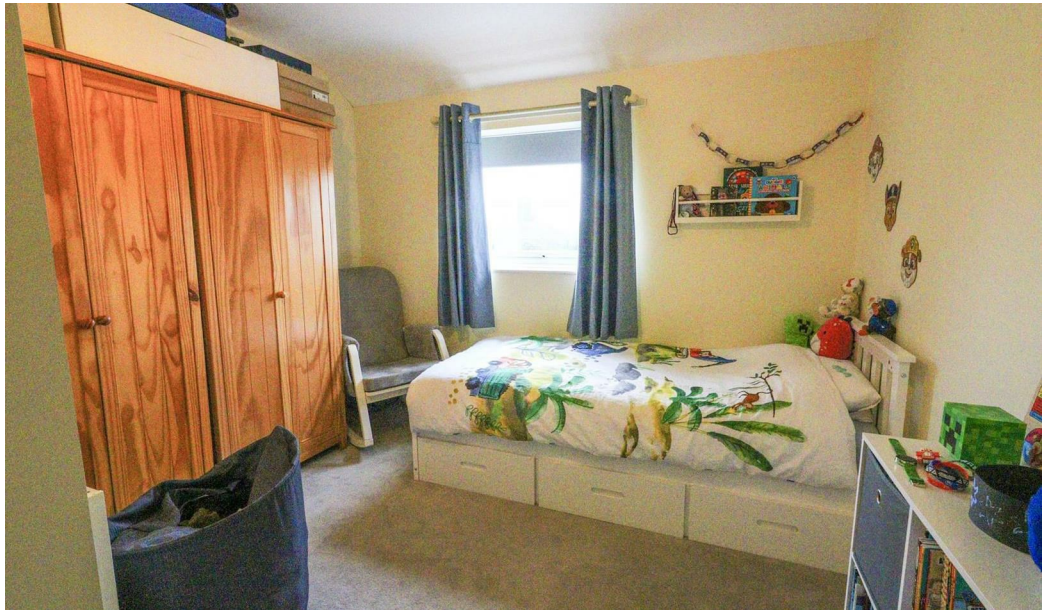
Services
Mains Gas, Sewage, Electricity & Water

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

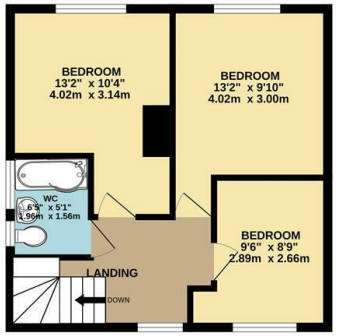
Fixtures & Fittings

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.



GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.

1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.
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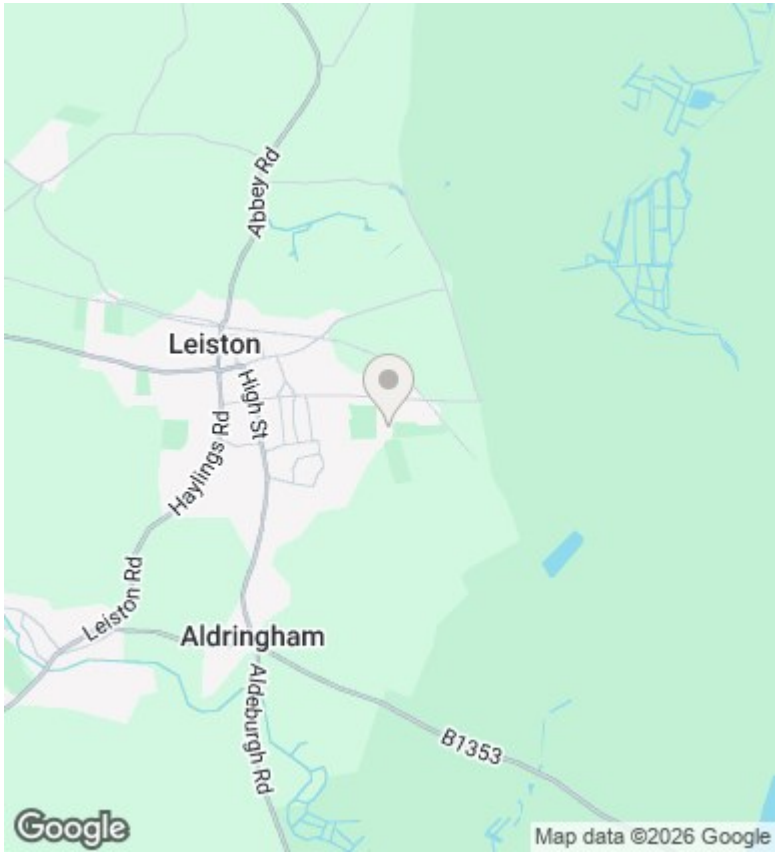

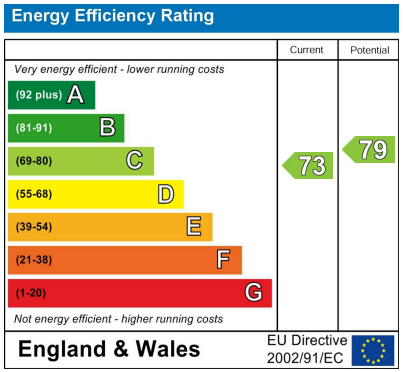

Conveyancing, Surveys & Financial Services

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

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