



Leiston,

Guide Price £275,000

- Three Bedrooms
- Off Road Parking for Two Cars
- Gas Central Heating
- Built in 2021
- Stunning Rear Garden
- EPC - B
- Bathroom & Cloakroom
- Immaculate Condition Throughout

Howard Drive, 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: C



Tenure

Freehold

Outside

The property benefits from two private parking spaces to the front, along with access to visitor parking. To the rear is a beautifully maintained garden featuring a patio, lawn, and a large storage shed. A side gate provides convenient access to the front of the property.

Entrance Hallway

A welcoming entrance hall with doors leading to the cloakroom, kitchen, and living room. Stairs rise to the first-floor landing.

Living Room

A spacious and bright living room with a door opening onto the rear garden. Includes a useful built-in storage cupboard. Flexible space that could also accommodate a dining area.

Kitchen

Well-appointed with a range of base and wall-mounted units, a double oven, gas hob with extractor hood above, and a sink positioned beneath the front-facing window. The gas combination boiler is neatly housed in a corner cupboard.

Cloakroom

Fitted with a WC, wash hand basin, radiator, and a frosted window providing natural light and privacy.

First Floor Landing

Provides access to all three bedrooms and the family bathroom. Includes a useful airing cupboard.

Bedroom One

A generous double bedroom featuring fitted double wardrobes and a window overlooking the rear garden.

Bedroom Two

A spacious second bedroom with a fitted wardrobe and a window overlooking the front of the property.

Bedroom Three

A single bedroom with a window enjoying views over the rear garden, ideal as a child's bedroom, guest room, or home office.

Bathroom

Comprising a panelled bath with shower over, vanity wash hand basin, WC, and a window.

Services

Mains Gas, Water, Electricity & Sewage

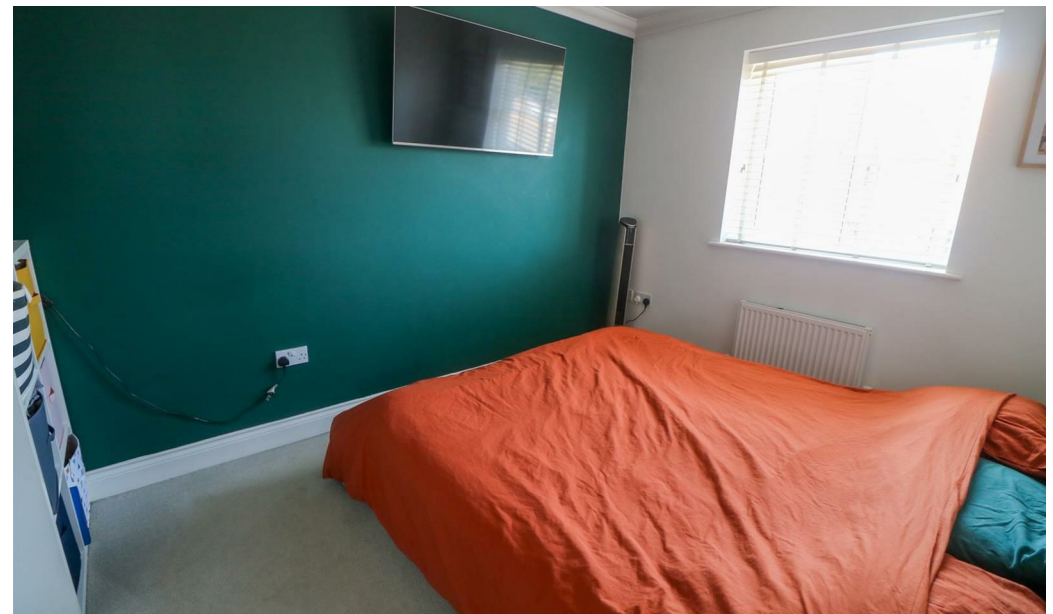
Outgoings

Council Tax Band Currently C. Estate Charge TBC

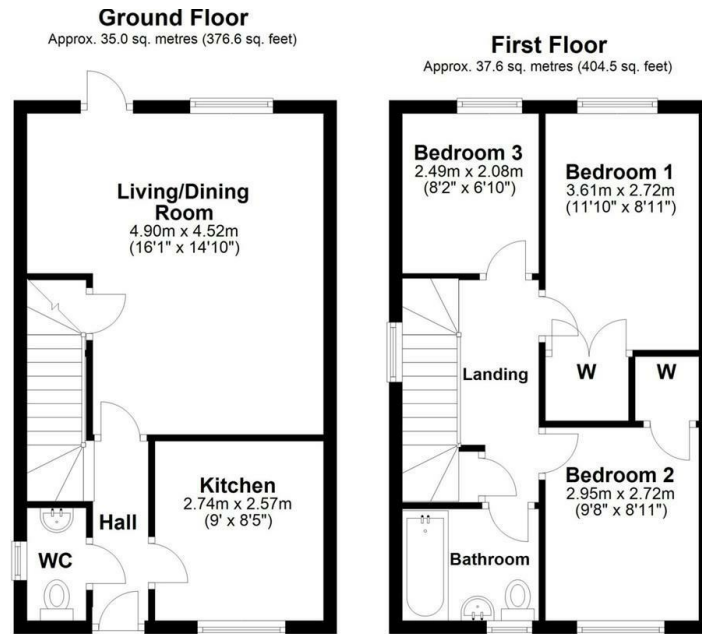
Fixtures & Fittings

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. 72.6 sq. metres (781.1 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan 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.
Plan produced using PlanUp.



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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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