Flick & Son
Coast and Country







Leiston, Suffolk

Guide Price £225,000

- Gas Central Heating
- Two Reception Rooms
- Council tax Band: A
- No Onward Chain
- Recently Renovated
- Ground Floor Shower Room
- Parking
- EPC: D

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

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

Haylings Road, Leiston

A modernised three bedroom semi detached house located close to the centre of the popular town of Leiston. The town 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.

3 1 2 D

Council Tax Band: A





Living Room
Leading off the porch is a cute living room with a large double glazed window looking out to the front letting in lots of natural light

Dining Room
Just off the living room is a nice sized dining room with a fireplace which could be opened back up to house a log burner. There is a lovely archway leading into the kitchen.

Kitchen
A stunning kitchen in fantastic condition with an integrated oven, hob, room for your White Goods, along with plenty of cupboard space, and an under stairs cupboard

Downstairs Shower Room
A beautiful shower room with a large walk in shower, separate vanity unity, toilet, and heated towel raill

Master Bedroom
A good sized double bedroom letting in plenty of natural light via a large double glazed window

Bedromm Two
A lovely sized double bedroom with plenty of natural light

Bedroom Three
A perfect Single Bedroom of Office Space, with a built in Storage Cupboard

Outside
A fantastic sized garden with a shed and rear access

Parking
There is parking for one car to the rear

Viewing
Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view.
Email: leiston@flickandson.co.uk
Tel: 01728 833785

Services
Mains Gas, Water, Electricity & Sewage

Outgoings
Council Tax Band Currently A

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.

AML Checks
Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct

solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant



















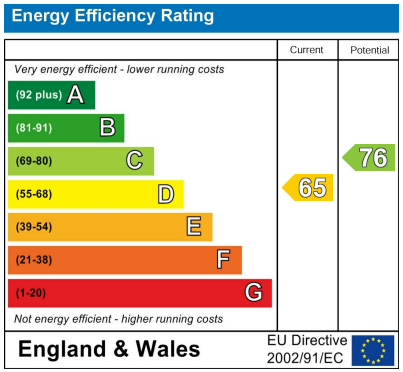


Conveyancing, Surveys & Financial Services

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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