Flick & Son
Coast and Country







Leiston,

Guide Price £260,000

- No Onward Chain
- Modernised Kitchen & Bathroom
- Gas Central Heating
- Three Bedrooms
- Peaceful Private Close
- EPC - Awaiting
- Cart Lodge Parking
- Immaculate Condition

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

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

The Gables, Leiston

16 The Gables is a bright and well-presented home offering spacious accommodation arranged over two floors. With a modernised kitchen/diner, light-filled living room, three bedrooms, a versatile third room and attractive views towards the surrounding fields, the property provides a comfortable and practical home in a pleasant setting. The addition of a carport and garden further enhances its appeal.

3 1 1 C

Council Tax Band: C





Tenure
Freehold

Outside
The property benefits from a carport providing off-road parking, together with use of a communal bin store & park area.

Entrance Hallway
A bright and spacious entrance hallway with stairs rising to the first-floor landing and doors leading to the kitchen/diner, living room and cloakroom.

Kitchen / Diner
A beautifully modernised kitchen/diner, featuring attractive worktops, ample eye- and base-level storage cupboards, integrated white goods and a sink positioned beneath the window, overlooking the frontage. There is also generous space for a dining table, making this a wonderful room for entertaining and everyday family life. The kitchen truly forms the hub of the home.

Living Room
A light and welcoming living room, benefiting from a window and patio doors opening directly onto the garden, creating a pleasant connection between the indoor and outdoor spaces.

Cloakroom
Convenient ground-floor cloakroom comprising WC, wash hand basin, radiator and window.

First Floor Landing
The first-floor landing provides access to all bedrooms and the family bathroom. There is also a loft hatch and an airing cupboard, which houses a new immersion tank installed in July 2026.

Bedroom One
A generous double bedroom with a window overlooking the frontage and the fields beyond. The double-glazed window is fitted with shutters, adding both style and practicality.

Bedroom Two
A spacious double bedroom, currently arranged as a twin bedroom. The window overlooks the rear of the property.

Bedroom Three
A versatile third bedroom, ideal for use as a bedroom, home office or study. The room also enjoys a lovely outlook towards the surrounding fields.

Bathroom
A modern bathroom fitted with a walk-in shower with tiled surround, WC and wash hand basin. A radiator is positioned beneath the window.

Outgoings
Council Tax Band Currently C. Estate charge: £573 for the last financial year.

Services
Mains Gas, Sewage, Electricity & Water

Viewing
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.









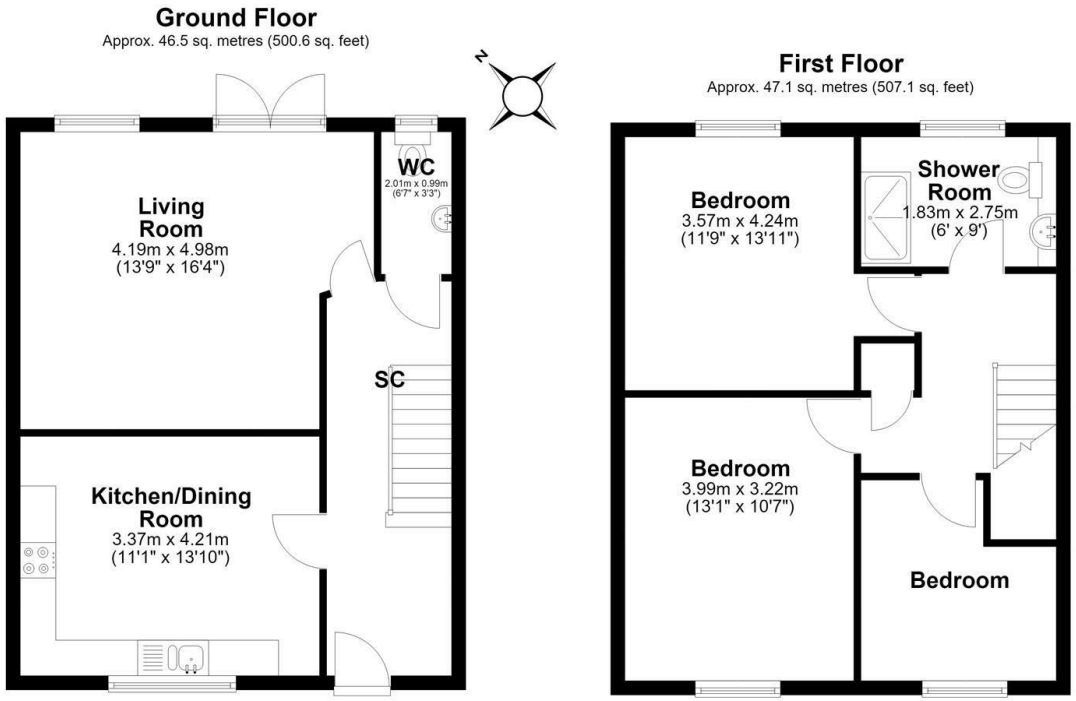












Total area: approx. 93.6 sq. metres (1007.7 sq. feet)

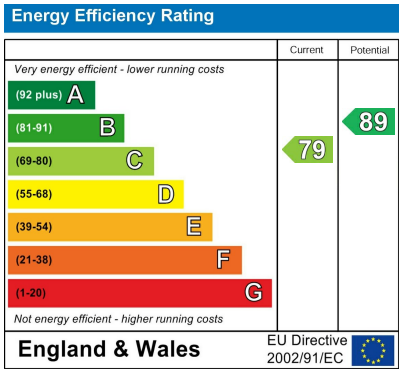


Conveyancing, Surveys & Financial Services

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

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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