



## Leiston,

Guide Price £250,000

- No Onward Chain
- Garage & off street parking
- High ceilings
- Three Double Bedrooms
- Ready to move in / let out
- EPC - C
- Cloakroom, Bathroom & En Suite
- Central town location

# Station Road, Leiston

A spacious town house located in 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.



Council Tax Band: C



## TENURE

Freehold

## SERVICES

Mains Gas, Sewage, Water & Electricity

## DESCRIPTION

Flick & Son are pleased to offer for sale this fabulous, spacious three bedroom townhouse with garage & parking located close to Leiston town centre. The property has been recently carpeted & redecorated.

## ACCOMMODATION

The downstairs of the property comprises an entrance hall from which you find the modern kitchen with double doors to the living room. The living room can also be accessed from the entrance hall which provides a great 'semi open plan feel' to the downstairs. There is also the added benefit of a downstairs WC.

On the first floor you find the third bedroom along with the modern family bathroom with shower over bath. Up a small flight of stairs to your right you find the second large double bedroom with two large windows letting in an abundance of natural light.

On the second floor you find the master bedroom with ensuite shower room.

Outside there is a low maintenance courtyard garden, garage and off street parking.

The property is heated via gas fired central heating. It has an EPC rating C.

## VIEWINGS

Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view.

Email: [leiston@flickandson.co.uk](mailto:leiston@flickandson.co.uk)

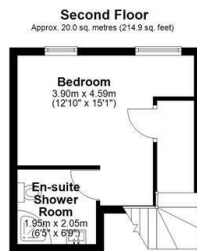
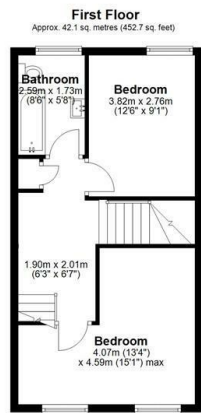
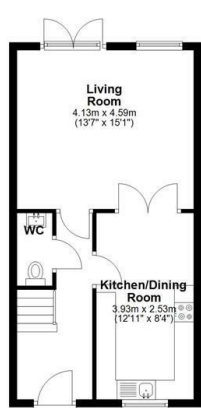
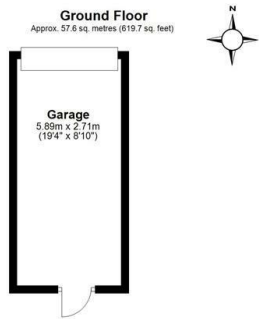
Tel: 01728 833785

## 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. 119.6 sq. metres (1287.3 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
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>88</b> </div>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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](http://www.epcregister.com)