

JENNIE JONES

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ESTATE AGENTS

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FOR SALE



CARR AVENUE

Leiston | Suffolk

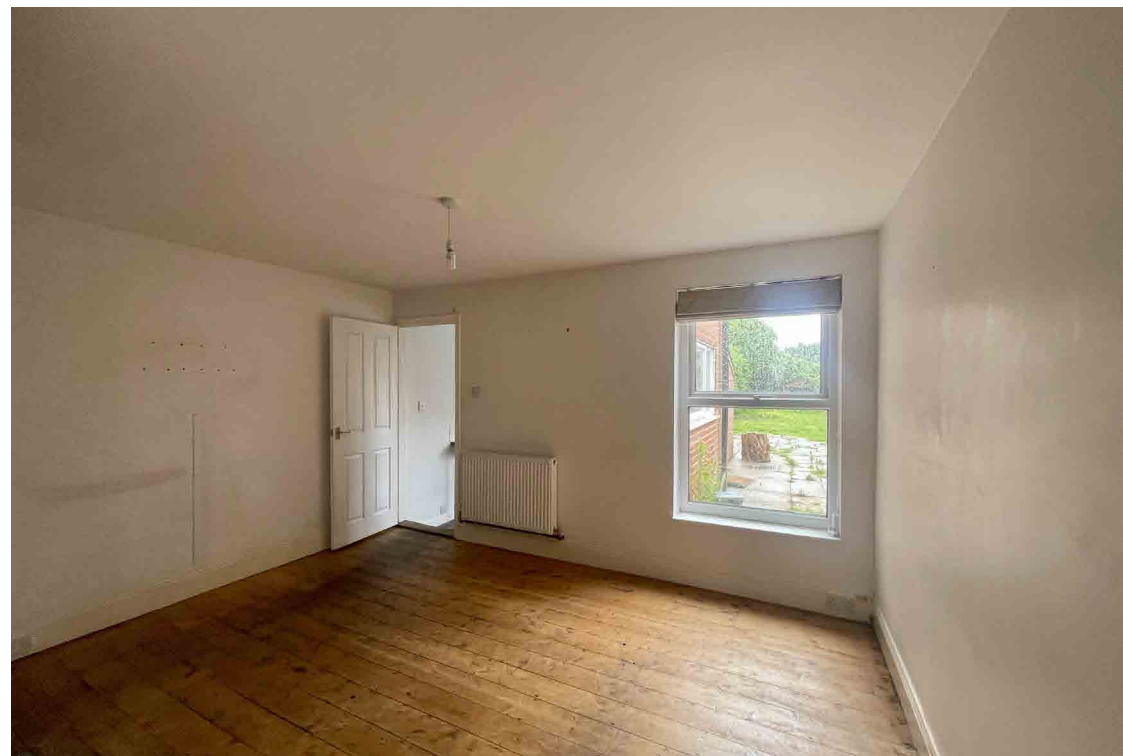
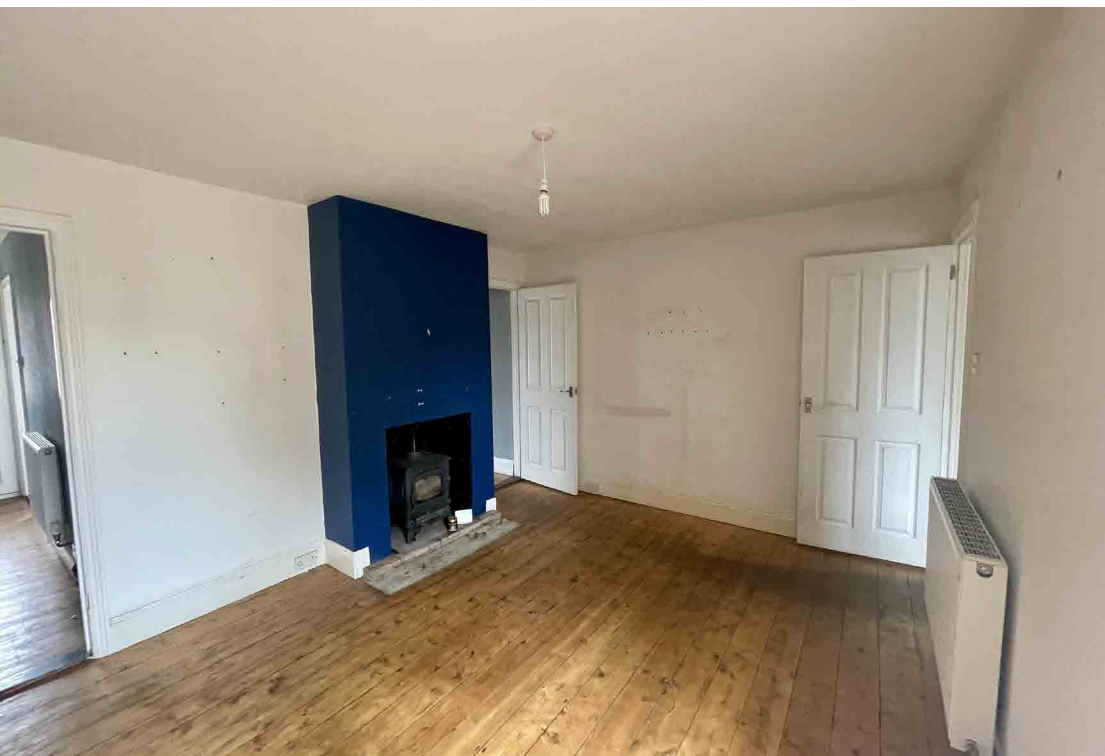
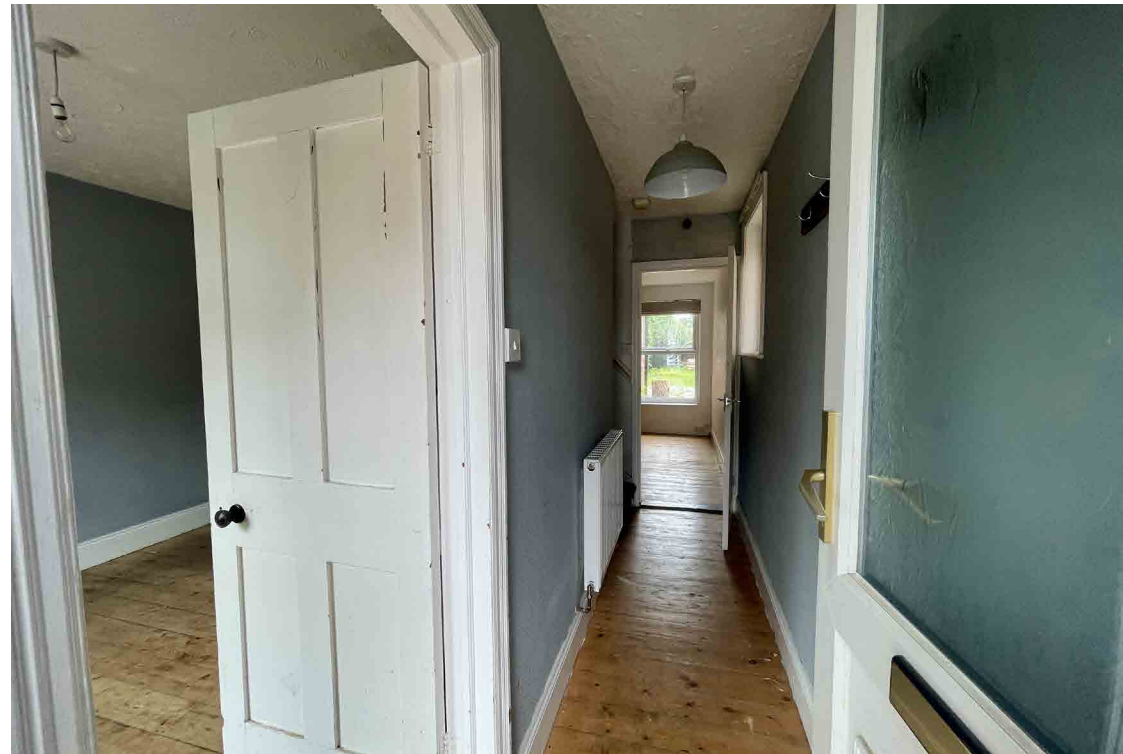
£190,000

**10 CARR AVENUE, LEISTON,
IP16 4JA**

**CHARMING THREE BEDROOM SEMI-DETACHED
HOME WITH SOUTH FACING GARDEN**

Aldeburgh - 5 miles
Snape Maltings - 8 miles
Saxmundham Railway Station - 5 miles
Framlingham - 12 miles

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- Entrance Hall ● Sitting Room ● Dining Room ● Kitchen ● Family Bathroom ●
 - Landing ● Three Bedrooms ● Enclosed Rear Garden ●

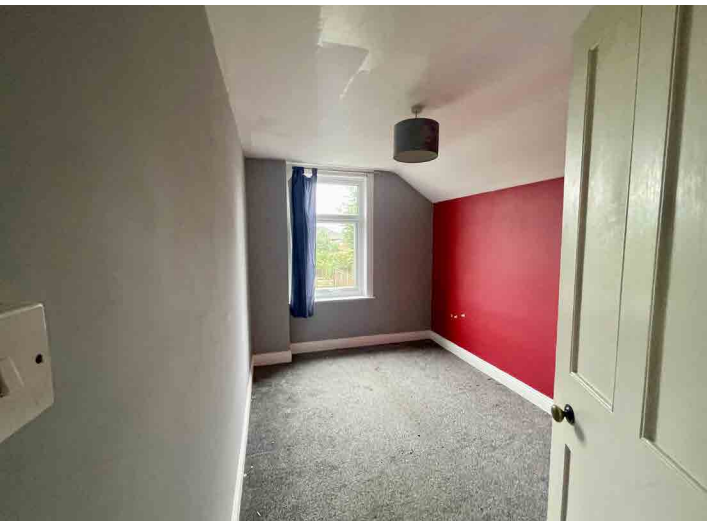




The Property

Situated on a popular avenue within easy walking distance of the town centre, this attractive older-style three-bedroom semi-detached home has been modernised over the years whilst retaining its character and charm. While the property has been well maintained, it would now benefit from a programme of light renovation and cosmetic updating throughout, presenting an excellent opportunity for buyers to personalise and enhance the accommodation to their own tastes and requirements.

Benefitting from double glazing, gas central heating and a cosy wood burner. An enclosed porch opens into a welcoming hallway with timber floorboards and stairs rising to the first floor.



The ground floor comprises a comfortable sitting room with fireplace and understairs storage, a spacious family/dining room with wood-burning stove overlooking the garden, a fitted kitchen with integrated appliances, and a rear lobby providing access to the garden and bathroom.

Upstairs are three well-proportioned bedrooms, including a generous principal bedroom with built-in wardrobe.

Outside

Outside, the front of the property offers off-road parking for a small to medium-sized vehicle, while a side passage leads to the attractive south-facing rear garden. A patio area provides the perfect space for outdoor dining and entertaining, leading to a lawn and timber shed.

Location

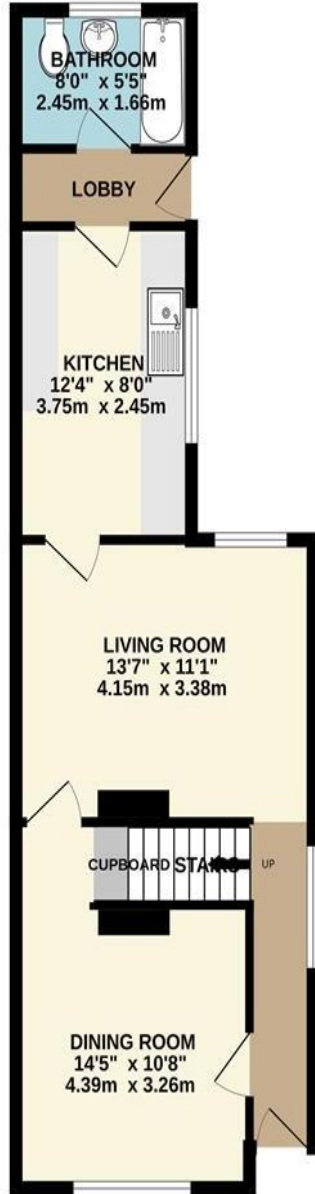
Situated on a popular residential avenue within easy walking distance of Leiston town centre, the property enjoys convenient access to a range of local amenities including shops, cafés, schools, a leisure centre and cinema.

The beautiful Suffolk Heritage Coast is just a short drive away, with the popular destinations of Aldeburgh, Thorpeness and Dunwich all within easy reach. The nearby market town of Saxmundham offers additional amenities and a railway station with connections to London Liverpool Street via Ipswich.

Combining town convenience with easy access to the coast and countryside, Leiston is a highly desirable location for both homeowners and investors.



GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



Services

Mains electricity, water water and gas. Gas heating

Local Authority and Council Tax Band

East Suffolk Council - Council Tax Band C

EPC Rating

B



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