



## Leiston,

Guide Price £215,000

- Completed Chain
- South Facing Rear Garden
- Gas Central Heating
- Two Bedrooms
- Bathroom & Cloakroom
- EPC - B
- Two Parking Spaces
- Immaculate Condition

# Carr Avenue, 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: B



## Tenure

Freehold

## Property Description

This smart and recently built two-bedroom mid-terrace home offers modern, low-maintenance living and has been beautifully cared for throughout. Finished in a stylish, contemporary palette, it's an ideal choice for first-time buyers, investors, or anyone seeking an easy coastal base.

The property features two generous double bedrooms, excellent built-in storage, underfloor heating to the ground floor, fitted blinds, landscaped gardens, and two allocated parking spaces.

A bright entrance hall sets the tone and leads to the main accommodation. At the front of the home, the sleek fitted kitchen includes a range of modern units, integrated appliances, attractive work surfaces, and a wall-mounted gas boiler. A ground-floor cloakroom with WC and wash basin adds everyday convenience.

To the rear, the spacious living room provides a welcoming area for relaxing or entertaining. Double doors and matching windows frame views of the garden and allow natural light to flood the room.

Upstairs, the landing leads to two well-proportioned double bedrooms and a contemporary family bathroom. The principal bedroom enjoys a peaceful outlook over the rear garden and benefits from full-length fitted wardrobes. The second double bedroom also includes a built-in wardrobe and overlooks the front aspect. The bathroom is finished with a panelled bath and rainfall

shower, vanity storage, low-level WC, partial tiling, and a heated towel rail.

Outside, both the front and rear gardens have been thoughtfully landscaped for easy upkeep and are fully enclosed, creating attractive spaces to enjoy throughout the year. Two allocated off-road parking spaces are located to the rear of the property.

## Outgoings

Council Tax Band Currently B

## 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](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.



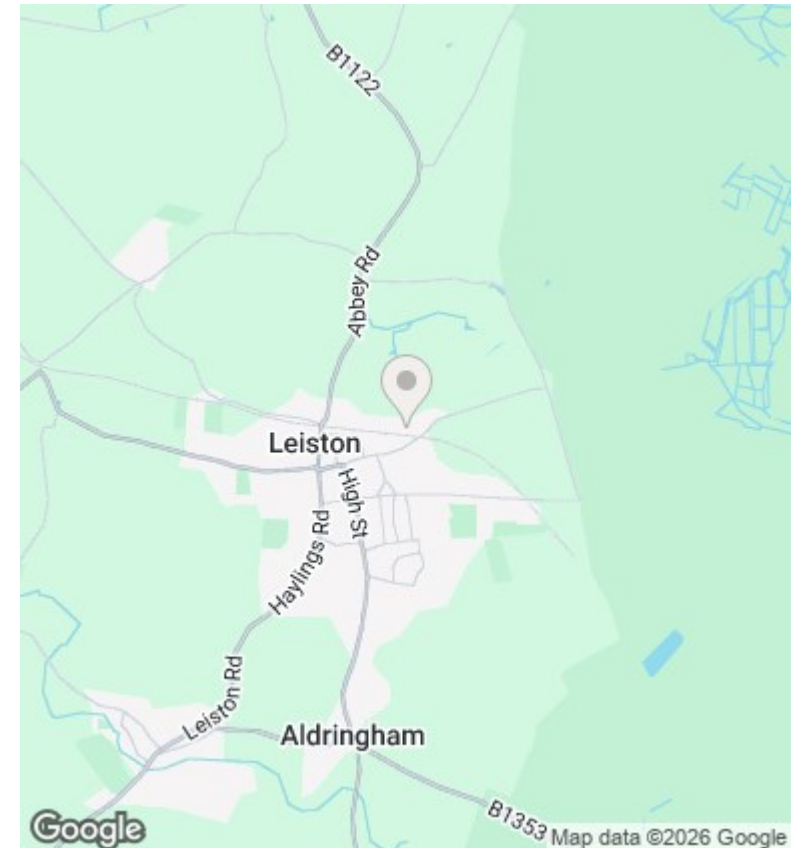


### Conveyancing, Surveys & Financial Services

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>                                                                                            |         |           |
| (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                                                                   |         |           |
| EU Directive 2002/91/EC  |         |           |
| England & Wales                                                                                               |         |           |

### 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)