



Leiston,

Guide Price £389,995

- Substantial Edwardian Semi Detached House
- Partial Renovation Completed
- Large Kitchen/Dining/Living Room
- Off Road Parking & Garage
- Gas Central Heating
- 4 Bedrooms
- Large West Facing Garden
- Sitting Room with Wood Burner
- EPC - C

High Street, 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: C



DESCRIPTION

A substantial Edwardian SEMI-DETACHED TOWN HOUSE with OFF ROAD PARKING, GARAGE and WEST FACING GARDEN in the heart of the town. 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.

ACCOMMODATION

Set back from the road behind an hard landscaped front garden bordered by wrought iron railings this elegant Edwardian town house offers well planned and spacious accommodation featuring gas central heating and double glazing the well proportioned rooms with high ceilings and large windows make for a excellent family home. Entering the property via the recessed storm porch opens to a large entrance hall with original panelled staircase rising to the galleried landing. The sitting room has been fitted with a wood burning stove and its high bay window overlooks the front garden. a side hallway leads to area designed to be a utility room and shower room which requires completion. At the rear is a spacious sitting/dining room leading to the kitchen and a conservatory opening into the rear garden.

On the first floor the galleried landing leads to 4 well proportioned bedrooms and a family bathroom. The principle bedroom is a fabulous large room with large windows and high ceilings.

OUTSIDE

A driveway provides off road parking and access to a detached garage complete with electric entrance door. Beyond the garage is a garden store. To the rear the lawn garden enjoys a westerly aspect, principally laid to lawn with central pathway and green house to one side.

IMPROVEMENTS

The current owners have under taken considerable improvements including upgrades to the central heating system, installation of a wood burner, electrical wiring amongst others. The property now requires the installation of the utility/shower room and some cosmetic alteration to create a spacious and highly desirable family home.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently C

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENTS

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

FIXTURES AND 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 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 £75 for My Mortgage Planner, £200 fee for Fairweather Law referrals 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		70	81
England & Wales		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